



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Mayara Lima, Principal Planner
(801) 535-7118 or mayara.lima@slcgov.com
Date: October 1, 2020
Re: PLNHLC2020-00388 - New Construction
PLNHLC2020-00506 - Special Exception

New Construction & Special Exception

PROPERTY ADDRESS: 1117 E South Temple (09-32-459-014)
HISTORIC DISTRICT: South Temple
ZONING DISTRICT: R-MU-35 Residential/Mixed Use District
DESIGN GUIDELINES: Historic Apartment and Multi-Family Buildings Design Guidelines (Chapter 8: New Construction)

REQUEST: Michelle MacDonnell, architect representing the property owner, is requesting approval to build a new multifamily structure on the property. The proposed building will have 4 residential units and will be setback from the street no closer than the building to the west as required by a development agreement signed with the city. The applicant is also requesting additional height up to 40 feet 6 inches to accommodate a roof deck. The maximum building height allowed in the zoning district is 35 feet.

RECOMMENDATION: Planning Staff recommends that the Historic Landmark Commission approve the requests for New Construction and Special Exception with the following conditions:

1. The applicant must comply with all department comments.
2. Final approval of the plans shall be delegated to staff.

ATTACHMENTS:

- A. [Vicinity & Zoning Map](#)
- B. [Site Photographs](#)
- C. [South Temple Historic Survey](#)
- D. [Application Materials](#)
- E. [Analysis of Standards](#)
- F. [Public Process and Comments](#)
- G. [Department Review Comments](#)

BACKGROUND:

In 2016, the subject property was rezoned from RMF-35 Moderate Density Multi-Family Residential to R-MU-35 Residential/Mixed Use. The rezone was conditioned on a development agreement with

the city that limits the use of the property to residential uses, prohibits commercial uses, and establishes a minimum front yard setback.

Following the rezone, the property owner obtained HLC approval to develop a 12-unit apartment building on the property. That project was never realized, and the property owner is now requesting approval for a different project.

SITE CONDITIONS & CONTEXT:

The subject property is currently a vacant lot located within the South Temple Local Historic District. The South Temple historic district has many structures with both architectural and historical significance to the city. It features a diversity of periods and styles and includes the work of major Utah’s architects.

On the block face of the subject property, for instance, there are three different periods and styles. To the west, a 1930 Prairie School Modern apartment building, and to the east, a 1907 English Tudor home and an 1898 Victorian Eclectic home. Directly across South Temple, there are also homes of different periods and styles. These immediate buildings are listed as contributing to the district.



Figures 1, 2 and 3 – Structures located on the same block face as the subject property. The structures reflect different periods and styles and are considered contributing to the South Temple Historic District.



Figures 4, 5 and 6 – Structures located directly across the street from the subject property. These structures are listed as contributing.

PROJECT DESCRIPTION:

The proposed new construction consists of a three-story multifamily structure on the property. The building will contain 4 units placed side by side as a townhome development. Each unit will have parking stalls within the structure and located on the ground level.

Site design

The proposed building is configured as an L-shape on the lot. The widest part of the building is to the north (rear) and the longest to the west (side). In the front yard, the building follows the setback of the apartment building to the west as required in the development agreement.

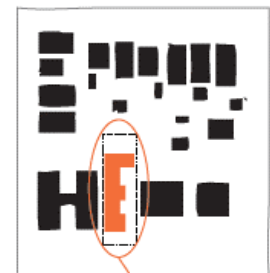


Figure 7 – Proposed footprint and historic context

Walkways proposed on the east side and in front of the building directly connect the units to the public sidewalk and provide safe pedestrian access to the site. Vehicular access is provided along the east side of the building, separated from the walkway by a difference in pavement material. Parking is located below each unit.

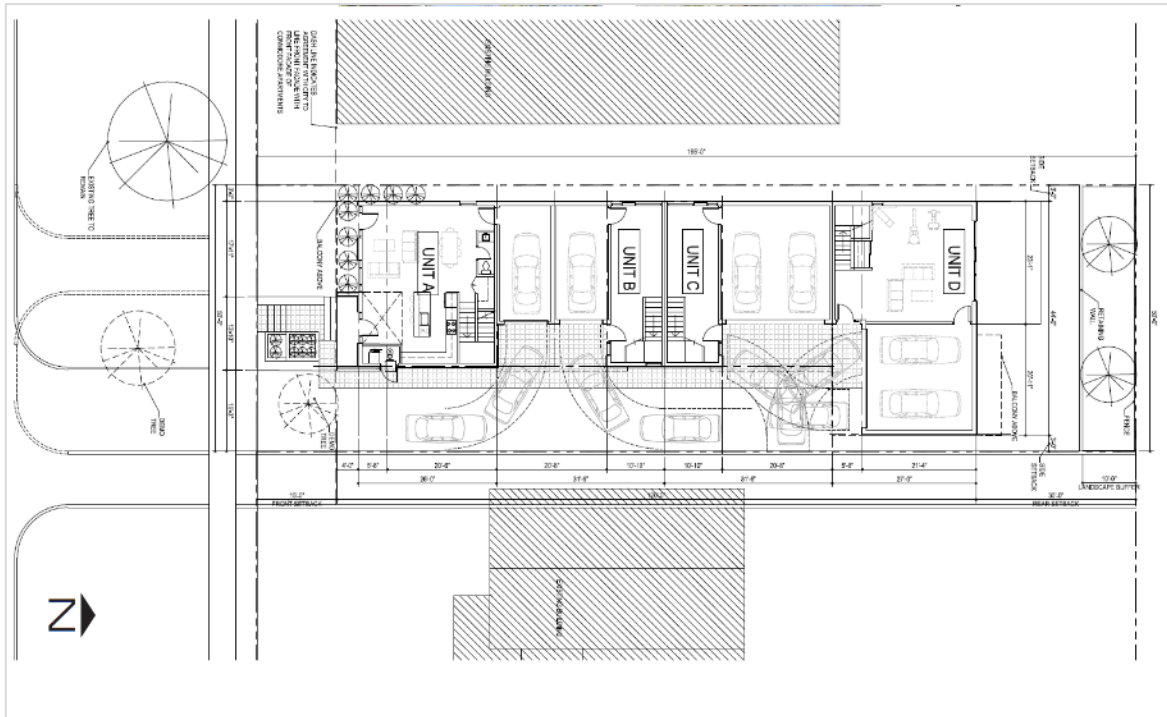


Figure 8 – Proposed site plan

Building design

The building has a rectangular form and flat roof that relates to the apartment building to the west while also reflecting its contemporary design. The front façade of the building uses architectural elements commonly found along South Temple and the block face, such as prominent front entrances and tripartite fenestration patterns. The design of the front facade reinterprets the front porch and adds vertical emphasis found in more modern and contemporary structures in the district. Secondary facades incorporate vertical elements to reduce the length of those facades.



Figure 9 – Rendering of the front façade of the building

Building materials

The materials proposed for the building are brick, stucco, wood, and glass. Brick and glass will be the primary materials on the facades most visible from the street, which will contain minor accents and elements with stucco and wood. Although darker in color, the proposed brick is a material that creates a direct relationship with the historic buildings on the block face. The proposed materials are considered durable and historically appropriate.

KEY CONSIDERATIONS:

Consideration 1: Additional height request

The R-MU-35 zoning district allows a maximum building height of 35 feet with an additional 5 feet for a parapet wall to screen mechanical equipment. The applicant is requesting approval of a building height up to 40 feet 6 inches to accommodate a roof deck. The roof deck will be accessed from each unit through an enclosed stairway and will provide an amenity to residents. Mechanical equipment will also be located on the roof deck.

The streetscapes submitted by the applicant show that the overall height of the building is compatible with the adjacent structures. It creates a transition between the tall, large Commodore apartments on the west and the shorter house-scale Tudor apartments located on the east of the subject property.



Figure 10 – Streetscape shows how the proposed building would fit into the block face

Due to the layout of the roof deck and topographic change, the perceived height of the building from the street will not be the same as the maximum height requested. The building mass most visible from the street, which is from the base of the building to the top of the parapet wall, is proposed at 35 feet in height. Taller portions include the open trellis structures and the enclosed stairways located on the north end of each unit and setback several feet from the front line of the building.

Additionally, the proposed height will not cause substantial impacts on the properties located to the rear. The properties located to the rear of the lot are zoned SR-1A, which has a maximum height requirement of 23 feet for a principal structure. Although much lower than the proposed development, the properties will have abutting rear yards that will create some distance between the structures and even from the proposed building to the abutting rear yards. Nonetheless, the proposed development will provide the required 10-foot landscape buffer along its north property line to mitigate potential impacts between the multi-family and single-family uses.

Consideration 2: Front façade articulation

Throughout the review process, staff worked with the applicant on the design of the front façade to create a better relationship between the new building and the historic structures located on the block face. As a result, the fenestration of the front façade became more similar to the existing patterns

despite its contemporary design and ample use of glass. The front door gained prominence on the front facade and the overall solid to void ratio became more reflective of the historic context. These changes helped in reading this project as a product of its time and making it compatible and respectful to the adjacent contributing structures and the South Temple historic district.



Figure 11 – Proposed front façade before revisions



Figure 12 – Proposed front façade after revisions. Revised façade gained a prominent front entrance and established better connections with adjacent structures.

DISCUSSION:

As discussed above and in more detail in [Attachment E](#), the proposal for the new residential building satisfactorily responds to the standards of review. The plans provided show that the proposal fits well into the historic context and character of the neighborhood and that the building's contemporary design is compatible with the existing development patterns.

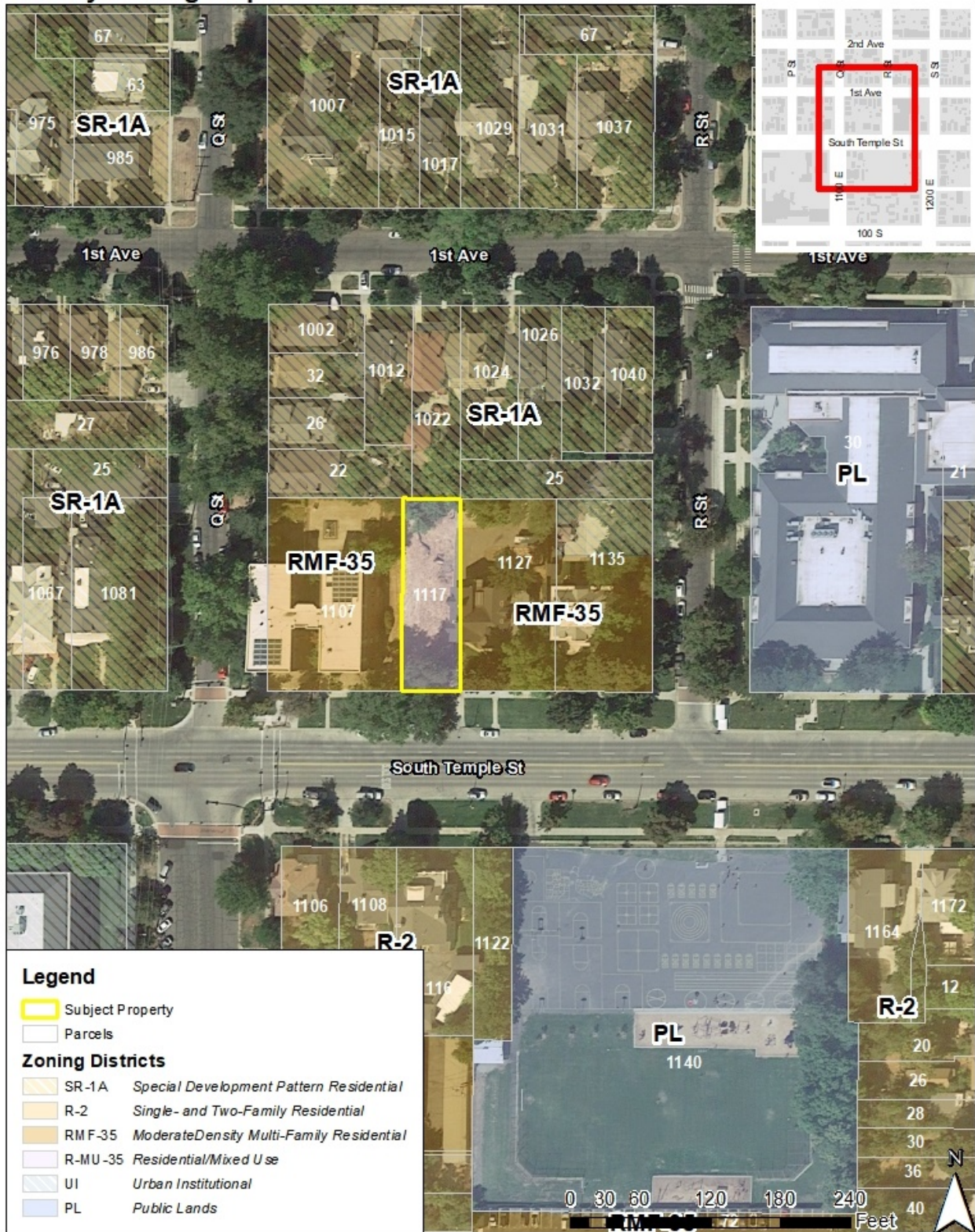
NEXT STEPS:

If the requests are approved by the HLC, the applicant would be issued a COA. The proposed development would then proceed to the building permit stage.

If the Commission disagrees with Staff's recommendation and the requests are denied, the applicant would not receive a COA. Any new proposal would require a new application.

ATTACHMENT A: VICINITY & ZONING MAP

Vicinity Zoning Map



ATTACHMENT B: SITE PHOTOGRAPHS



Figure 13 – Southeast view of the lot



Figure 14 – South view of the lot



Figure 15 – Existing drive approach and east tree would be removed with the development



Figure 16 – West tree will be preserved

ATTACHMENT C: SOUTH TEMPLE HISTORIC SURVEY

SOUTH TEMPLE NATIONAL REGISTER HISTORIC DISTRICT
Salt Lake City, Salt Lake County, Utah — 2013

Page 10



1081 E SOUTH TEMPLE
EC



1106 E SOUTH TEMPLE
EC



1107 E SOUTH TEMPLE
EC



1108 E SOUTH TEMPLE
EC



1116 E SOUTH TEMPLE
ES



1127 E SOUTH TEMPLE
EC



1135 E SOUTH TEMPLE
ES



1160? E SOUTH TEMPLE
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1164 E SOUTH TEMPLE
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1167 E SOUTH TEMPLE
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1172 E SOUTH TEMPLE
EC



1176 E SOUTH TEMPLE
EC

ATTACHMENT D: APPLICATION MATERIALS

EXISTING CONDITIONS NARRATIVE:

The site of this development is on the north side of South Temple between Q Street and R Street. 1117 E. South Temple is currently a vacant lot with Commodore Apartments to the west and Temple Tudor Apartments to the east. The block face is completed by the Walter C. Lyne house, a colonial revival mansion converted into an office. The existing eclectic architecture provides opportunity for a contemporary style multifamily apartment building to be developed in the vacant lot. South Temple is described as an exceptional street and preferred address, adding stylish apartments to encourage greater density in the area fits the historic context and development of the district. The proposed development will establish an architectural presence and strength to a currently vacant lot.

In describing the "Historic Architectural Character" of the South Temple Local Historic District, the Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City includes the following statement:

South Temple is frequently referred to as Utah's premier residential boulevard, a testament to the transformation of Salt Lake City from an agricultural village to an urban center, one that could support the elegance and grandeur seen in the architecture along this street.

Although it was not until around 1900 that South Temple took on the stately appearance associated with the mansions, South Temple has played an essential role in the development of Salt Lake since the City was founded. It served as a connection between the East Bench and Downtown and provided a delineation between the small lots of the Avenues neighborhood and the larger blocks of Central City. In general, South Temple has attracted people of prominence and prosperity, but within this group residents represented a variety of religious faiths, occupations, and backgrounds. People of lesser means, including skilled craftsmen and teachers, have also resided on South Temple. South Temple was not immune to the surge of citywide apartment construction that occurred from 1902 to 1931.

The base zoning district for this site is R-MU-35 Residential/Mixed Use District. The purpose of this district is to promote residential urban neighborhoods appropriately scaled and pedestrian oriented. The site was re-zoned to this district from RMF-35 with the condition that new construction on this site will match the setback of the Commodore apartments.

There was a previous design for an apartment building approved for this site on December 7, 2017. There were some problems regarding how this design would be able to comply with zoning and building codes, so the owner decided to move in a different direction.



SITE
VIEW FROM THE STREET



SITE
VIEW FROM THE STREET

APPROVED EXAMPLES WITHIN SLC HISTORIC DISTRICTS:



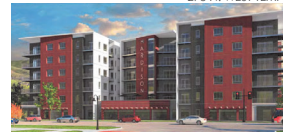
ALMOND STREET PROJECT BY GARRETT HOMES
275 N. WEST TEMPLE



260 WEST 500 NORTH



388 EAST SOUTH TEMPLE



508 EAST SOUTH TEMPLE



613 EAST 100 SOUTH



524 NORTH MAIN STREET



500 NORTH CENTER STREET



700 NORTH 300 WEST



700 EAST 275 SOUTH

SITE DESIGN STRATEGY:

1. Street and Block Pattern:

The proposed development maintains the established street and block pattern as indicated by the diagram. The area was built out by the 1920s and construction since has been infill or replacing of existing buildings. For this reason the larger lots have larger historic building and the smaller lots have been filled in with smaller footprints, all rectilinear. The proposed footprint for this development is overall rectilinear with some pushing and pulling to distinguish between the individual units.

2. Building Placement and Orientation:

The front setback lines up with the front setback of the Commodore Apartments. This is a requirement from the rezoning of the property to R-MU-35, but it also continues the established pedestrian experience. This is furthered by the landscape and approach to the front façade, allowing a procession to the entrance. The unit facing South Temple is oriented towards the street, while the units behind are oriented towards the east. This is to maximize the narrow site while providing each unit with a more open view of the Wasatch mountains, and the more inviting character of the apartments to the east. Positioning the vehicle access to the east allows for more openness in the site beside the smaller multifamily Temple Tudor apartments. The more closed side of the units faces the Commodore Apartments which are situated more closely to the lot line. The front entryway and porch are oriented towards the street to establish a pedestrian friendly quality, encourage walking, and social engagement.

3. Mass and Scale:

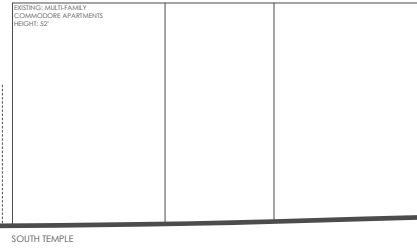
The modern style of the proposed development contributes to the eclectic mix of architecture along South Temple. Having the lot fronted by a single unit brings down the scale of the front façade to match that of a single-family home. The primary volume facing the street is enhanced with a modern interpretation of the historic front porch. An open quality is achieved through large areas of glass that follow patterns found elsewhere on the block face. They are in section of three like the Commodore apartments to the west and have a transom similar to the Tudor apartments to the east to break up the large vertical panes.

4. Height:

The proposed multi-family building is 3 stories with a rooftop terrace. The Commodore Apartments are 4 stories and the Temple Tudor Apartments are 3 stories. The parapet will be at 35' above grade while the terrace and stair access will be at 40'-6". Additional height approval has been requested prior to this submission.

5. Composition of Principal Facades:

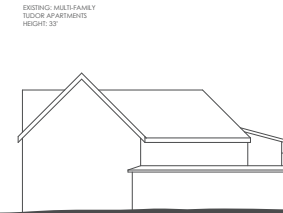
The proposed development is contemporary in design, massing, proportions, and materials. The contemporary design will add to the eclectic character of South Temple. The solid to void relationship varies in the many styles found directly adjacent to the project property, and throughout the South Temple streetscape. The front facade has a vertical emphasis achieved by the stacked windows and double height outdoor areas. The rhythm of three patterning found throughout the South Temple historic district establishes a clear order to the openings and overall composition. The large windows contribute to the contemporary design, while taking cues from patterns found within other fenestration on the block face to relate to the historic context.



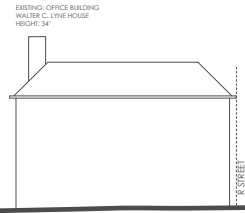
EXISTING: MULTI-FAMILY
COMMODORE APARTMENTS
HEIGHT: 32'



PROPOSED: SOUTH TEMPLE LOFTS
HEIGHT: 40' - 6"



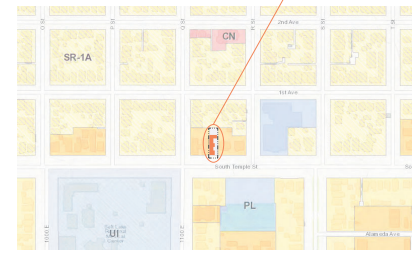
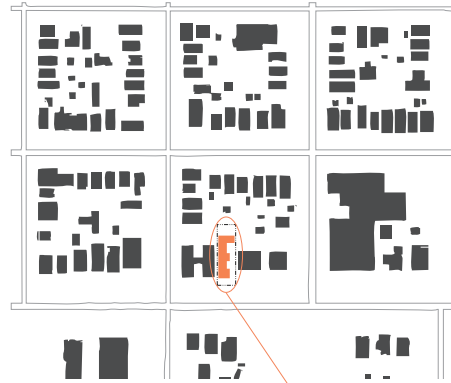
EXISTING: MULTI-FAMILY
TUDOR APARTMENTS
HEIGHT: 32'



EXISTING: OFFICE BUILDING
WALTER C. LYNE HOUSE
HEIGHT: 34'

STREETSCAPE SCALE @ 1/16" = 1'-0"

PROPOSED FOOTPRINT



BASIC ZONING REVIEW:

CODE SECTION:	DESCRIPTION:	REQUIREMENT:
21A.24.164	Zoning District	R-MU-35 (Residential/Mixed-Use District)
21A.24.164.C	Minimum Lot Area and Lot Width:	Multi-Family dwellings
	Land Use:	5,000 sq ft
	Min. Lot Area:	50'
21A.24.164.D	Minimum Yard Requirements:	
	Front Yard:	5'-35' for Multi-Family
	Side Yards:	No Setback Required
	Rear Yard:	25%, need not exceed 30" (30' provided)
21A.24.164.E	Building Height:	
	Maximum:	35'-0"
	Proposed:	40'-6"
21A.24.164.F	Open Space Calculations:	
	Required:	20% of lot area (1650 sq. ft. required)
	Proposed:	2,175 sq. ft. or 26% of lot area proposed
21A.36.020.B	Obstructions in Required Yards:	
	Awnings and canopies, extending not more than 2 1/2' into front, corner side, or side yards and not more than 5' into rear yards allowed in residential districts only.	
	Balconies projecting not more than 5 feet allowed in rear yards.	
21A.36.020.C	Extent Above Maximum Building Height Allowed	
	Stairway tower	16'



CONCEPT RENDERING - STREET FRONTAGE



EXISTING: TUDOR APARTMENTS



EXISTING: COMMODORE APARTMENTS



EXISTING: WALTER C. LYNE HOUSE



1116 E SOUTH TEMPLE



1106 E SOUTH TEMPLE



SOUTH TEMPLE LOOKING EAST

SITE DESIGN GUIDELINES

1117 E. SOUTH TEMPLE, SALT LAKE CITY, UTAH

Axis Architects



BRICK FACADE



WHITE CEMENTITIOUS STUCCO EXAMPLE



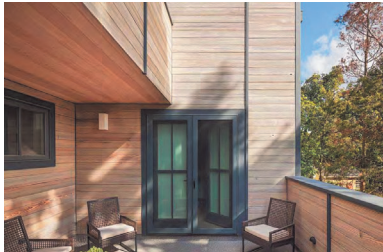
BRICK DETAIL



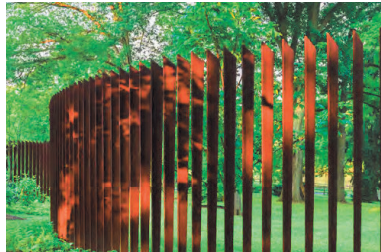
WHITE CEMENTITIOUS STUCCO DETAIL

BUILDING MATERIALS AND DETAILS:

The materials proposed for this project are consistent with the new construction guidelines, have proven durability, and will promote a sense of human scale. The front street elevation will consist of brick, glass, and smooth white stucco. Brick is proposed for the ground level and the projections along the eastern façade. The white stucco will cover the exterior of the porch on the front and east. Wood siding is used on the interior of the porch volume to provide warmth to the occupied outdoor spaces. The intent of the proposed materials is to gesture to those historically reminiscent of this historic district.



HORIZONTAL WOOD SIDING EXAMPLE



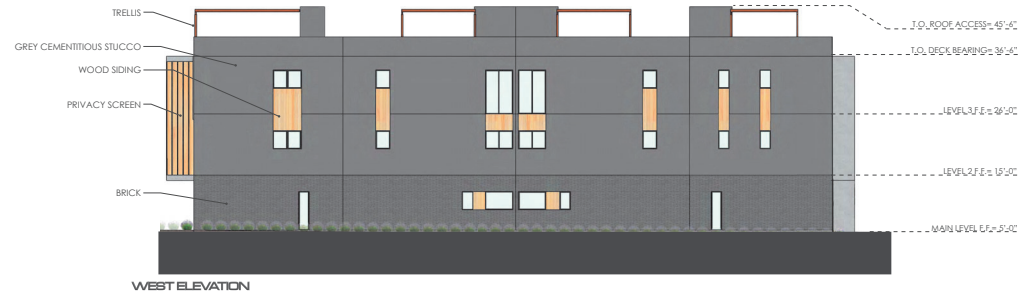
PRIVACY SCREEN (STEEL)



HORIZONTAL WOOD SIDING DETAIL



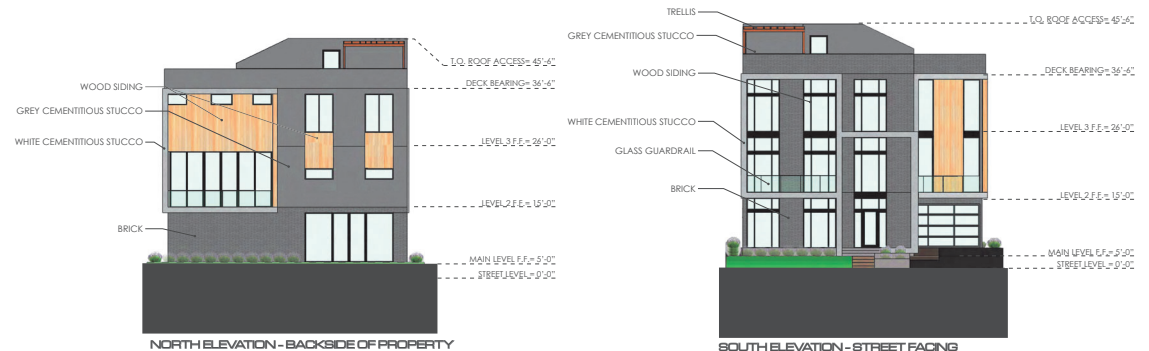
PRIVACY SCREEN (WOOD)



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION - BACKSIDE OF PROPERTY

SOUTH ELEVATION - STREET FACING

MATERIALS AND ELEVATIONS

1117 E. SOUTH TEMPLE, SALT LAKE CITY, UTAH

Existing Buildings:
 - - - Vertical Glazing
 - - - Asymmetrical Facades



479 EAST SOUTH TEMPLE



649 EAST SOUTH TEMPLE



777 EAST SOUTH TEMPLE



807 E SOUTH TEMPLE



935 E SOUTH TEMPLE



951 E SOUTH TEMPLE



445 EAST SOUTH TEMPLE



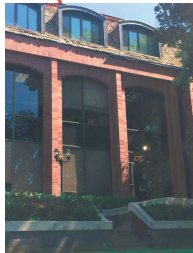
505 EAST SOUTH TEMPLE



338 EAST SOUTH TEMPLE



242 EAST SOUTH TEMPLE



275 EAST SOUTH TEMPLE



MASONIC TEMPLE



780 EAST SOUTH TEMPLE



702 EAST SOUTH TEMPLE



900 EAST SOUTH TEMPLE



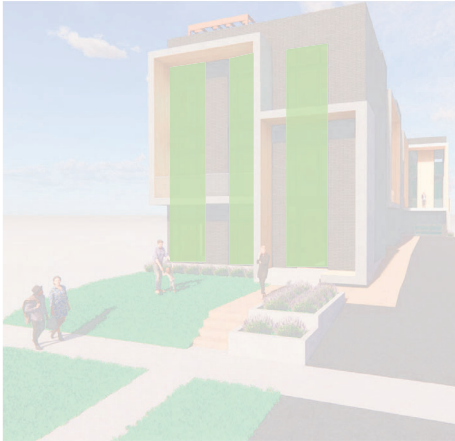
PROPOSED PROJECT

PROJECT RELATIONSHIP TO HISTORIC CONTEXT:

The South Temple Historic District is not defined by a single architectural style or era. The street is home to prominent examples of architectural styles from the Gothic Revival shown in the First Presbyterian Church to the Prairie Style showcased in the Ladies Literary Club. For this reason the design for the South Temple Lofts borrows from design concepts that are repeated on this street and show up repeatedly regardless of the architectural style. The South Temple Lofts are defined by a prominent front entrance that is highlighted throughout the building. The fenestration also occurs in groups of 3, a pattern that is common along South Temple. The large panes of glass are typical for the contemporary style of building, but they are also not foreign to the district. The window panes are broken down into smaller panes to relate to the scale of the adjacent buildings and utilize the same rhythm. The double height front porch projections are similar in scale to other structures on the street and highlight the important features of the street facing facade.

BUILDING CHARACTER:

The South Temple Historic District is not defined by a single architectural style or era. The street is home to prominent examples of architectural styles from the Gothic Revival shown in the First Presbyterian Church to the Prairie Style showcased in the Ladies Literary Club. For this reason the design for the South Temple Lofts borrows from design concepts that are repeated on this street and show up repeatedly regardless of the architectural style. The South Temple Lofts are defined by a prominent front entrance with a landscaped pedestrian walkway leading to it. The windows are recessed with a vertical emphasis that is highlighted throughout the building. The fenestration also occurs in groups of 3, a pattern that is common along South Temple. The large panes of glass are typical for the contemporary style of building, but they are also not foreign to the district. The window panes are broken down into smaller panes to relate to the scale of the adjacent buildings and utilize the same rhythm. The double height front porch projections are similar in scale to other structures on the street and highlight the important features of the street facing facade.



PROMINENT FRONT ENTRANCE:



GOVERNOR'S MANSION



EZRA THOMPSON, JR HOUSE



GEORGE M. DOWNEY HOUSE

PROCESSION TO ENTRY:



THE MAYFLOWER



943 E SOUTH TEMPLE



RICHMOND PLACE

VERTICAL EMPHASIS:



807 E SOUTH TEMPLE



MASONIC TEMPLE



275 EAST SOUTH TEMPLE

RHYTHM OF 3:



WALKER-MCCARTHY MANSION



WALKER/TOWN CLUB HOUSE



1067 EAST SOUTH TEMPLE

ATTACHMENT E: 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
<p>1. Settlement Patterns and Neighborhood Character:</p> <p>a. Block and Street Patterns: The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character. Changes to the block and street pattern may be considered when advocated by an adopted City plan.</p> <p>b. Lot and Site Patterns: The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted City plan.</p> <p>c. The Public Realm: The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.</p> <p>d. Building Placement: Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback</p>	<p>a. The proposed development will not change the existing block and street patterns.</p> <p>b. The development involves one lot that is not proposed to change its boundaries and configuration. Because the subject lot is narrower than the adjacent properties, the proposed building is longer, but its width and overall footprint are consistent with adjacent buildings.</p> <p>c. The front yard setback of the new building is no closer to the street than the apartment to the west, as required by the development agreement, and consistent with the block face. As discussed in Consideration 1, the building height is also consistent with the block face and provides a transition between the 4-story apartments to the west and the Tudor apartments to the east. The front porch provides a public-private interface that is characteristic of the buildings in the historic district and the balcony on the front façade reinforces street engagement.</p> <p>d. As discussed above, the front yard setback of the new building is consistent with the block face. Due to the configuration of the subject lot, the sides and rear setbacks are smaller than adjacent buildings, but the overall building footprint is in line with</p>	<p>Complies</p>

<p>demonstrated by existing buildings of that type constructed in the district or site's period of significance.</p> <p>e. Building Orientation: The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.</p>	<p>existing patterns and in compliance with the underlying zoning requirements.</p> <p>e. The building will be oriented to South Temple. The front facade will contain architectural elements that create interest and reinforce characteristics of the historic district. A walkway will provide a safe pedestrian connection from the sidewalk to the front door and to the other entries located on the side of the building.</p>	
<p>2. Site Access, Parking, And Services:</p> <p>a. Site Access: The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.</p> <p>(1) Pedestrian: Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.</p> <p>(2) Vehicular: Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.</p> <p>b. Site And Building Services And Utilities: Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.</p>	<p>a. Access to the site is similar to other properties in the neighborhood.</p> <p>(1) A door is provided for the front-most unit on the front façade of the building. This door is highlighted by a porch and walkway that connects to the sidewalk. The porch and walkway, directly connected to the sidewalk, are common elements in several other structures in the neighborhood. The entrances to the other units are located on the side of the building and connected to the street and sidewalk by a walkway.</p> <p>(2) Vehicular access is located on the side of the building and parking is proposed inside the building. Although other structures in the district have parking located on the rear of the lots, the proposed location of the garage doors on the side and one placed far back on the lot limit its visibility from the street.</p> <p>b. Mechanical equipment will be located on the roof of the building and will not be visible from the public way. Refuse will be dealt with by individual units and located inside the building.</p>	<p>Complies</p>
<p>3. Landscape And Lighting:</p> <p>a. Grading Of Land: The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.</p> <p>b. Landscape Structures: Landscape structures, such as arbors, walls, fences, address the public way in a manner that</p>	<p>a. No grading is proposed on the front of the property. The existing slope in the front yard will be maintained consistent with the block face. Minor site grading will include necessary changes to keep the entire building at the same level and will be located within the buildable area of the lot, side, and rear yards.</p>	<p>Complies</p>

<p>reflects the character of the historic context and the block face.</p> <p>c. Lighting: Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.</p>	<p>b. Planters boxes are proposed in the front yard. The boxes will be short, help highlight the front door from the sidewalk and create a separation between the pedestrian and vehicular accesses. The proposed landscaping is compatible with the historic district.</p> <p>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.</p>	
<p>4. Building Form And Scale:</p> <p>a. Character Of The Street Block: The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.</p> <p>(1) Height: The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.</p> <p>(2) Width: The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face.</p> <p>(3) Massing: The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p> <p>(4) Roof Forms: The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p>	<p>a. The building reflects the character of the facades along South Temple and the buildings on the block face.</p> <p>(1) The proposed building will be 40 feet 6 inches in height, which is lower than the apartment building to the west and taller than the structures to the east. As discussed in Consideration 1, the proposed building creates a transition between the existing buildings, slightly stepping up towards the west of the block. Furthermore, the taller elements of the building are open or setback far from the front line of the building, which reduces its perceived height.</p> <p>(2) The width of the proposed building is consistent with the width of structures on the block face, especially when considering the dimensions of the existing lot. The front façade is narrower due to the location of the driveway, but the L-shape of the building allows for the overall development to fit well into the context.</p> <p>(3) The massing of the building relates to the adjacent structures on the block face as well as others found on the street. The proposed building form resembles the apartments to the west and the rectangular accents of the front façade reinterpret horizontal elements found on adjacent structures in a contemporary design.</p> <p>(4) The building will have a flat roof, like the apartment to the west. The proposed roof form will help establish</p>	<p>Complies</p>

	this building as a product of its time and not out of context in the district.	
<p>5. Building Character:</p> <p>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").</p> <p>(1) Rhythm Of Openings: The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p>(2) Proportion And Scale Of Openings: The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face.</p> <p>(3) Ratio Of Wall To Openings: Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p>(4) Balconies, Porches, And External Stairs: The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.</p>	<p>a. The building facades have appropriate architectural elements that reflect and respect the historic pattern and context.</p> <p>(1) The openings of the front façade follow a rhythm of 3 pattern and the front door is highlighted by the porch and walkway leading to it. These elements are commonly found in other historic buildings in the district. The other facades have limited visibility from the street and therefore reflect a more contemporary design. Nonetheless, secondary facades are articulated by vertical and horizontal openings that give the building a similar scale to adjacent properties.</p> <p>(2) The openings located on the front façade are larger than those found in adjacent buildings. However, the scale, partitioning, and proportions of the windows are compatible with the historic context. Because of the horizontality of the top glass panels the overall opening size seems smaller and resembles the proportions of the windows on the building to the west. The bottom glass panels are more vertical and relate to those windows on the buildings to the east. Windows on secondary facades are more vertical and help to reduce the length of the building.</p> <p>(3) The ratio of the front façade of the building is relatable to the historic context. The tripartite composition of the front façade allows for enough brick between the glass to create a defined distinction of solid and void and resembles the ratio existing on the building to the west. The ratio of the secondary facades are appropriate given each distance from adjacent properties and allow for adequate privacy and light.</p> <p>(4) The front façade incorporates a main entry under a porch connected to a sidewalk through a walkway. These</p>	Complies

	elements are commonly found in the historic district. The façade also features a re-interpretation of horizontal elements of the adjacent structures.	
<p>6. Building Materials, Elements And Detailing:</p> <p>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.</p> <p>b. Materials On Street-Facing Facades: The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.</p> <p>c. Windows: Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.</p> <p>d. Architectural Elements And Details: The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.</p>	<p>a. Building materials include brick, wood, and stucco. All of the proposed materials are commonly found in the historic district and are considered durable.</p> <p>b. No vinyl or aluminum siding is proposed.</p> <p>c. As discussed above, the proposed windows reflect the pattern of the historic district. Windows and doors will be fiberglass and aluminum clad, which are quality material commonly approved in new construction in local historic districts.</p> <p>d. The proposed building will have colors and materials that contrast and highlight features of the building relatable to the historic district. The proposed design also places this new construction within the historic context as a product of its time.</p>	Complies
<p>7. Signage Location: Locations for signage are provided such that they are an integral part of the site and architectural design and are complementary to the principal structure.</p>	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

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
<p>A. Compliance With Zoning Ordinance And District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.</p>	<p>The Zoning Ordinance states that the Historic Landmark Commission may grant modifications to building and wall height regulations of the underlying zoning district.</p>	<p>Complies</p>
<p>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.</p>	<p>There is no evidence indicating that the proposed development will substantially diminish or impair property values.</p>	<p>Complies</p>
<p>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.</p>	<p>The proposed exception is compatible with the development pattern along the block face and will not create substantial impacts to the properties located to the north. Thus, there is no evidence that the proposed development will create adverse impacts on public health, safety and general welfare.</p>	<p>Complies</p>
<p>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.</p>	<p>This proposed development is similar to the neighboring properties in terms of use, operation and design. As discussed in Consideration 1, the additional height is compatible with surrounding development and will not create a negative impact to the historic district nor to the enjoyment of the adjacent properties.</p>	<p>Complies</p>
<p>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.</p>	<p>The proposed building height will not damage any natural, scenic or historic resource. The additional height is in line with the applicable guidelines and zoning requirements and will not obscure or diminish any features of significant importance.</p>	<p>Complies</p>
<p>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.</p>	<p>There is no evidence that the proposal would cause material pollution of the environment.</p>	<p>Complies</p>
<p>G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.</p>	<p>The project complies with the standards of the underlying zoning district and historic preservation overlay district.</p>	<p>Complies</p>

ATTACHMENT F: 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 was sent to the Chairs of the East Central and Greater Avenues Community Councils on June 8, 2020. No comments were received.
- Notice was sent to owners and tenants of properties located within 300 feet of the project on June 10, 2020.

Public Hearing Notice:

- Public hearing notice mailed on September 18, 2020.
- Sign posted on the properties on September 21, 2020.
- Public hearing notice posted on City and State websites on September 18, 2020.

Public Comments:

At the time of the publication of this staff report, two public comments were received. One was sent via email and is included below. Another came as a phone call from the neighbor to the north. The neighbor was concerned by the additional height and the potential impact to the privacy of their backyard.

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

From: [BILL PETERSON](#)
To: [Lima, Mayara](#)
Subject: (EXTERNAL) Proposed 1117 E. South Temple
Date: Monday, June 15, 2020 9:42:47 AM

Ms Lima:

Thank you very much for providing me some information on the proposed project at 1117 E South Temple.

While this appears to be a much more reasonable proposal than the previous one, the issues that concern me have been voiced previously.

Parking:

This is a common problem in this area, there simply aren't enough parking locations for the demand. The addition of any residential units makes this worse. The fewer residential units the better, as each one adds a potential 2 cars to the problem. I do realize however, that housing in this area is becoming harder and harder to find. While 4 units seems to be a good compromise, allowance for parking would be important.

If parking is provided on property, it should be designed very carefully. Wasatch Elementary School is in the adjoining block, so there are many young children using the sidewalk in front of this property. Extra care must be exercised when designing any parking on the property, so that excellent visibility is provided to ensure safe crossing of the sidewalk when entering and exiting the parking.

Neighborhood Character:

The Historic Landmark Commission is a better judge than me of what retains the character of the neighborhood. I support their efforts to retain that character, we very much value the quiet, 1900's residential atmosphere that has existed in this area. While I don't find their proposed "elevation" unappealing, it is a more modern look than many of the surrounding homes, and should be subject to evaluation by the Historic Landmark Commission.

Zoning:

The property is zoned SR1A, predominantly single family homes. Again, while the challenge of providing adequate housing in this area may provide justification for allowing a multi family development, we should be cautious. Already, there is the Commodore Apartments next door, and that particular block also has some commercial development (CN) on the north side. Adding an additional multi family development further erodes the SR-1A zoning.

In the surrounding area, there is some property zoned RMF-35, including the same block. That zoning permits a maximum height of 35ft, which is less than the proposed height of 40ft 6in. While I don't have any objection to allowing the same height as the Commodore Apartments next door, I am very hesitant to permit anything higher, especially when it already exceeds the RMF-35 zoning restriction.

That is a difficult piece of property, it is in a very desirable location, but very narrow. While most of us who own property in the area would love to see The Commodore Apartments develop that into a green space for their tenants, or the city do the same, that is likely not "in the cards". The proposed 4 unit development may represent the best compromise, and adequate addressing of the above issues should allow a workable solution.

I will be away on summer vacation from July 7th through September, but will try to stay informed as to the progress of this development, and make comments to the planning commission and Historic Landmark Commission as their schedule finalizes.

Thank you very much for your work in keeping this area a desirable community.

Sincerely,

Bill Peterson



ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

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

Building Code – Jason Rogers

IBC2018 Code Cycle , ADA requirements will need reviewed, Egress and Fire assembly between all units. Complete architectural and structural plans will be needed for further review// No other comments at this time.

Fire Code – Douglas Bateman

503.1.1 Buildings and facilities.

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

("Approved" is defined as the height of the structure times 70 % plus 4 feet will be the dimension measured from the exterior wall. This definition was placed in affect as per FPB (6-8-18))

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

Alternate means and methods applications can be submitted with increased sprinkler densities of 0.05 sq ft.

For buildings greater than 30-feet in height aerial apparatus access shall be provided to one entire side of the structure that is no closer than 15-feet and not greater than 30-feet away. There are additional exceptions that have been created which require an Alternate Means application

Fire hydrant shall be located within 600-feet of all exterior first story walls measured in the same approved route above.

Fire Department Connections shall be located on the street address side of the building and have a fire hydrant within 100-lineal feet of that FDC.

Transportation – Kevin Young

More information on how the vehicles can get into and out of the garages. Turning templates need to be shown to ensure vehicles can actually access/egress the garages.

Public Utilities – Jason Draper

The property currently has a 1” water meter connected to a 12” water main in South Temple. There is not currently sewer service to the property. All development and improvements must meet SLCDPU standards, policies and ordinances.