



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS

**To:** Salt Lake City Historic Landmark Commission

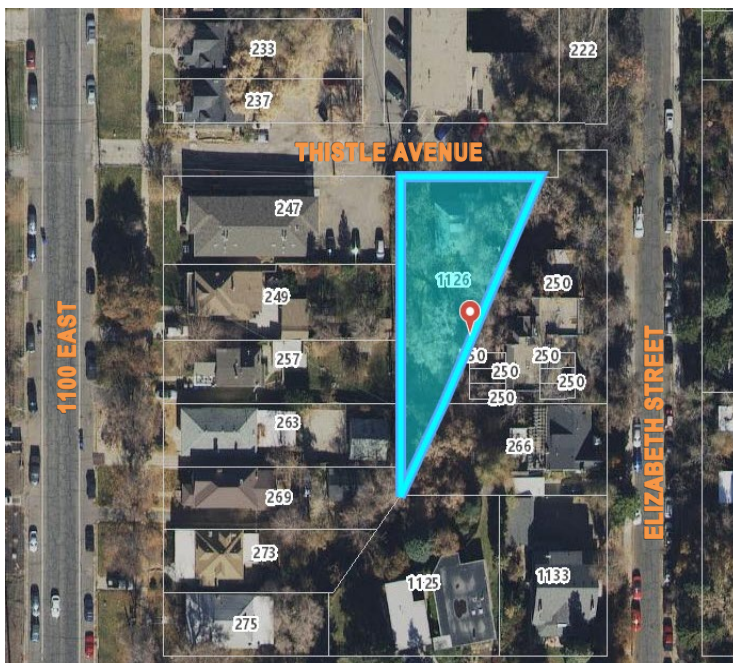
**From:** Nelson Knight, Senior Planner  
385-226-4493 or nelson.knight@slcgov.com

**Date:** June 3, 2021

**Re:** **1126 E Thistle Avenue Triplex – New Construction**  
**Petition PLNHLC2021-00081**  
**Special Exceptions for Reduced Side Yard Setback & Balconies Encroaching Into Setback.**  
**Petition: PLNHLC2021-00534**

## THISTLE AVENUE TRIPLEX – NEW CONSTRUCTION

**Property Address:** 1126 E Thistle Avenue  
**Parcel IDs:** 16-05-256-010  
**Historic District:** University Historic District  
**Zoning District:** RMF-35 – Moderate Density Multi-Family Residential District  
**Master Plan:** Central Community – Medium Density Residential (15-30 Dwelling Units Per Acre)  
**Design Guidelines:** Design Guidelines for Historic Apartments & Multifamily Buildings in Salt Lake City



Project Site

**REQUEST:** Gary Knapp, of KZW Architects, is requesting approval for the new construction of a three-story triplex at approximately 1126 E Thistle Avenue. The applicant has also applied for two special exceptions. The first is a reduction in the required east side yard setback from ten feet (10') to five feet (5'). The second is to allow the encroachment of two balconies approximately three feet (3') into the same setback. All these requests must be approved by the Historic Landmark Commission.

The property is zoned RMF-35 and is within the University Historic District. The current use of the property is an unoccupied structure that has previously been determined to be non-contributing to the University Historic District and is proposed to be demolished.

**RECOMMENDATION:** As outlined in the analysis and findings in this staff report, it is Planning Staff's opinion that the proposed new construction request substantially meets the applicable standards of approval and the associated multifamily design guidelines and therefore, recommends that the Historic Landmark Commission approve the request for a Certificate of Appropriateness (COA) as well as the two special exception requests listed in the staff report with the following conditions:

1. The landscaping plan shall be revised to create a distinct pedestrian entry from Thistle Avenue separate from the proposed driveway, and to break up the visual and physical impact of the concrete driveway with more landscaping, permeable pavers, or something similar.
2. Windows on the front façade and those visible from the street shall be recessed into their openings to create depth and to avoid creation of "flat plane surfaces" which are inappropriate from a historic perspective.
3. Synthetic stucco or stucco panels shall not be utilized as an exterior building material. Real cement stucco shall be used in those areas where synthetic stucco is proposed.
4. Fiber cement siding shall be a smooth finish as opposed to a simulated wood grain finish.
5. An entry feature such as an awning shall be added to the north doorway to create a more prominent entrance.
6. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.

**ATTACHMENTS:**

- A. [Context Maps](#)
- B. [Current Site Photographs](#)
- C. [University Historic Survey Information and Background on Non-contributing Status](#)
- D. [Sanborn Maps](#)
- E. [Applicant Materials/Narrative](#)
- F. [Zoning Standards and Analysis](#)
- G. [Special Exception Standards and Analysis](#)
- H. [New Construction Standards, Applicable Design Guidelines, and Analysis](#)
- J. [Public Process and Comments](#)
- K. [Department Review Comments](#)





Existing Site Conditions from Thistle Avenue, Looking Southeast

**EXISTING SITE CONDITIONS:**

The current structure on the site dates from prior to 1898 based on its presence on the 1898 Sanborn Map. It is a one-story, hipped roof crosswing-type house constructed of wood frame originally covered with wood “drop” siding. Between 1898 and 1911 a one-story wood frame addition was constructed on the rear of the house – the addition is no longer extant. Other alterations significantly impacted the integrity of the house over the years. The most obvious is the cladding of the house with composite siding (listed as asbestos shingles in documents), also including replacement of most of the original windows and the front door, enlargement of numerous window openings for the replacements, and removal and replacement of the front porch columns with wrought iron. The house has been in a significant state of deterioration for many years. In January 2016, the HLC determined this was a non-contributing building within the University Historic District – see additional discussion in the key issues section below, and background materials in [Attachment C](#).



Existing Lot from South Corner



South Corner & Adjacent Properties



The property shape and boundaries appear to go back at least to 1898. The hillside rises steeply just east of the existing building; the slope proceeds southwest roughly along the east property line to where it meets the west property line at the back. This creates a triangular-shaped lot which is unusual in the area and practically and legally limits the buildable area of the property. The hillside is not formally landscaped but is covered with brush and several mature trees. The rear of the property is similarly landscaped with brush and weeds, though there are mature trees along the west property line. Utility poles are located at the south and northwest corners of the property. The nearest building on adjacent property is at 250 S Elizabeth Street, a condominium complex dating from 1971 (and thus out-of-period) that sits in part on the steep hillside.



Wide Angle View of Lot from the South Corner



**SURROUNDING CONTEXT:**

Historic Context on Thistle Avenue vs Surrounding University District:

Thistle Avenue has historically been loosely defined as a street, both physically and legally. It is a private street, and although maps typically show Thistle Avenue extending east from 1100 East to Elizabeth Street, the steep uphill grade physically prevents an actual connection to Elizabeth St. Instead it dead-ends near the northeast corner of the subject property. It does not have a curb and gutter, and the asphalt right of way blurs into adjacent asphalt parking areas.





Thistle Avenue from 1100 East, Looking East

In contrast, the properties along 1100 East, Elizabeth Street, and 200 South adhere to the distinctive characteristics typical of the University Historic District and called out in the city’s design guidelines and the original 1995 National Register nomination for the district. These include consistent setbacks, uniform lot sizes, wide park strips, similar building sizes and heights, and “somewhat homogeneous housing stock” as noted in the city’s residential design guidelines. Together these aspects create a distinct continuity of a streetscape in the University Historic District.

Similarly, the smaller residential courts found throughout the surrounding neighborhood typically show a common development pattern with smaller, more densely packed dwellings along a narrow right of way. Nearby examples of this pattern may be found on Markea Avenue and Norris Place on the block immediately



South Side of Thistle Avenue Looking Southwest, with 1126 E Thistle and 247 S 1100 East



west across 1100 East. Note that these streets are outside the boundary of the University Historic District but are part of the larger National Register-listed East Side Historic District.

Thistle Avenue never developed in either manner. Sanborn Maps (See [Attachment D](#)) show that unlike most interior courts in the surrounding neighborhood, Thistle Avenue was never densely developed with multiple



North Side of Thistle Avenue showing Rockcrest Apartments

buildings or lots. 1126 Thistle Avenue was the only developed property facing the street until the Rockcrest apartment complex on the north side was built in 1962. Though the front of this complex faces Elizabeth Street and its address is 220 S. Elizabeth Street, its blocky, grey brick, 2+ story, flat-roofed mass is the most dominant structure on the Thistle Avenue streetscape.

Likewise, 247 S 1100 East, a 1959 boxcar-style apartment complex at the southeast corner of Thistle and 11<sup>th</sup> East, also plays a significant role in framing the street and defining its character because the parking, entrances, and balconies of the apartments extend along the face of Thistle Avenue.

Although initially considered non-contributing to the character of the University Historic District, in 2015 these buildings were reevaluated as part of the comprehensive resurvey of the district. The results of the survey, adopted in January 2016 by the HLC, classified the Rockcrest Apartments and 247 S 1100 East as contributing structures in the district. As such, it is staff's opinion that these buildings should be considered important, with elements that the design of the proposed project should take into account and that Planning Staff must consider when compiling the findings and recommendation of this staff report.



## PROJECT DESCRIPTION:



### **New Construction**

The project is composed of three attached townhome units in one three story building of 2,191 square feet. Each unit has three bedrooms, with a two-car garage for each unit on the first story and living space above.

The building's location is proposed to be at an angle to Thistle Avenue, along the east property line that runs parallel to the slope of the hillside. The constraints imposed by this particular lot shaped the layout and siting of the building.

The building is designed with three clear bays arranged asymmetrically. This asymmetrical arrangement is reflected in the detailing of each bay, with dark brown elements framing the window openings. The flat roof has a parapet in a contrasting material. The overall height of the building is approximately 34 feet from the finished grade.

Building materials include fiber cement lap siding, fiber cement board & batten siding, brick veneer, cement stucco (no EIFS), composite windows in several different configurations, metal/glass front entry and balcony doors, metal railings on second story balconies, and aluminum and glass garage doors.

There is one prominent front entrance for the unit closest to Thistle Avenue, with the entrance to the south unit being a mirror image to the front. The entrance to the middle unit is recessed from the front wall and is differentiated from the primary wall plane by a change in wall material. Each entry is covered by a canopy element that also serves as a balcony for each unit.

The proposed windows are a combination of single-hung, casement and fixed sash types. The material used will be either aluminum-clad wood or fiberglass. A tripartite design with two single hung vertical windows flanking a fixed window is used here and is commonly seen historically on many building types. Staff worked with the applicant on a revised design that adds windows to the primary façade as well as the street-facing side of the building. Windows on street-facing facades or windows that are visible from the street are required to be inset into the wall a minimum of at least 3 inches.

All air-condition compressor units and utility installations (electric/gas meters) will be located behind each unit in each building so as not to be visible from the street.

The applicants have expressed a willingness to revise their landscaping to break up the visual impact of the concrete driveway with more landscaping, permeable pavers, or something similar. Staff will continue to work with the applicants on this and other details.

The applicant's submittal, including a narrative, site plan, elevation drawings, and renderings can be found in [Attachment E](#). Staff's full findings for the proposal are found in attachments [E](#), [G](#) and [H](#).

**KEY CONSIDERATIONS:**

The key issues listed below have been identified through Staff's analysis of the project:

Demolition of Non-Contributing Building on the Site

The site form for this property prepared in May 1991 as part of the creation of the University Historic District lists the construction date for the house that currently sits on the lot as 1901. However, its presence on the 1898 Sanborn Map of Salt Lake City indicates an earlier construction date, though the size, type and style of the house hint that date isn't significantly earlier than either 1898 or 1900. It was subsequently altered significantly, notably in 1971 as shown by SLC building permit records.

The initial reconnaissance level survey conducted of the district in 1994 determined that despite these alterations, this house retained enough integrity to be considered a contributing building in the University Historic District. The house has been in a significant state of deterioration for many years, which accelerated when it was no longer occupied. It initially retained its contributing status in the most recent survey of the district conducted in 2015. However, when the Historic Landmark Commission reviewed that survey in December 2015, the property owner at the time presented multiple documents indicating that the building had lost its physical integrity and no longer met the definition of a "contributing structure" as outlined in the zoning ordinance. In January 2016, the HLC adopted the findings of the survey with a change in rating for this building from "EC-Eligible Contributing" to "NC – Non-contributing." Background documents for that determination are provided in Attachment C.

Section 21A.10.B.2 allows for administrative approval of a demolition of a non-contributing structure, if the city provides written notice to all owners and occupants within 85 feet of the property, and provides a twelve day waiting period to allow for protests of the determination. At the end of the twelve days, the planning director shall either issue a CoA for the demolition or refer the application to the Historic Landmark Commission for further review. It is unclear what review process the Commission would undertake if the matter were referred to them, but in this case, Staff finds it is clear that the structure's major character-defining features have been so altered as to make the original historic form, materials, and details indistinguishable from later changes on the building and the alterations are irreversible.

The applicant submitted an application for demolition of a non-contributing structure as petition PLNHLC2021-00254. Staff sent a notice of the application to surrounding property owners and residents postmarked May 24, 2021. The twelve day noticing period ends on June 5, 2021. Staff had not received any inquiries or protests regarding this application at the time this report was published.

New Construction Standards

It is Staff's finding that the proposed building substantially complies with each of the pertinent standards outlined in Section 21A.34.020.H and associated design guidelines, and 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 if the conditions outlined in the recommendations of the staff report are met. Full analysis and findings are outlined in Attachment H.

Special Exception for Reduced Side Yard Setback and Balcony Encroachment:

- The applicant has submitted a Special Exception request for a reduction in the side yard setback from the required 10 feet to five feet. This lot doesn't have a rear property line in terms of zoning. The east and west property lines are considered side yards and require a 10' side yard setback on both sides.
- Section 21A.36.020B of the zoning ordinance doesn't allow balconies to encroach in side yards. The proposed balconies on the back (east side) of the building would not be allowed and require a special exception for encroachment in a required yard.

The side yard setback requirement for multi-family dwellings in the RMF-35 Zone requires side yards of at least 10 feet. The applicant is requesting that the required minimum setback be reduced to five feet (5'). In addition, the applicant is requesting a special exception to allow three balconies on this side of the building. Balconies are not permitted as encroachments in the required setback in the RMF-35 zone.

A typical lot of this size in the RMF-45 zone would be large enough for three attached units with a maximum height of 35 feet. The proposed new building is sited diagonally on the lot for two reasons. The first is because of the unique triangular shape of this particular property. In order to create enough space for drive access to all three units, it is necessary to orient the building along the east property line. As the applicant states in their narrative, "One of the challenges is that the lot gets skinnier as it moves south and restricts the amount of room needed for entry to the garage on the south unit. A 10'-0" setback would make it difficult for a car to have adequate access to the garage. The proposed 5'-0" setback still allows for a car to have the access necessary to the garage."

Second, orienting the building along the west property line would align the building square with Thistle Avenue, but would also place the building much closer to the existing buildings west of the property, potentially creating negative effects on the backyard privacy of those buildings. Vehicular access could be modified if the building were to be moved to the west side of the lot, though this option has not been fully explored due to those potentially negative effects. In Staff's opinion, the massing and height of the building would be less compatible with the surrounding buildings and development pattern if it were placed along the west property line. Primarily this is because there is a natural buffer created by the hillside that wouldn't be present if it was closer to the buildings on 1100 East and their backyards.

The property abutting the area of the proposed reduced setback and balcony encroachment slopes at approximately a 75% (37°) grade away from the property line. The footprint of the nearest building on that property is approximately 28'-4" horizontally from the proposed building but is placed significantly higher on the hillside. The vertical distance creates a greater overall distance between the two buildings and in Planning Staff's opinion accomplishes the purposes of screening and softening the effects of this proposed multifamily building from the existing adjacent multifamily building. Granting the reduced side yard setback and allowing balconies in the setback would also allow for more usable open space on the lot and an increased buffer from the adjacent properties to the west along 1100 East and adds architectural interest and variation on the rear elevation.

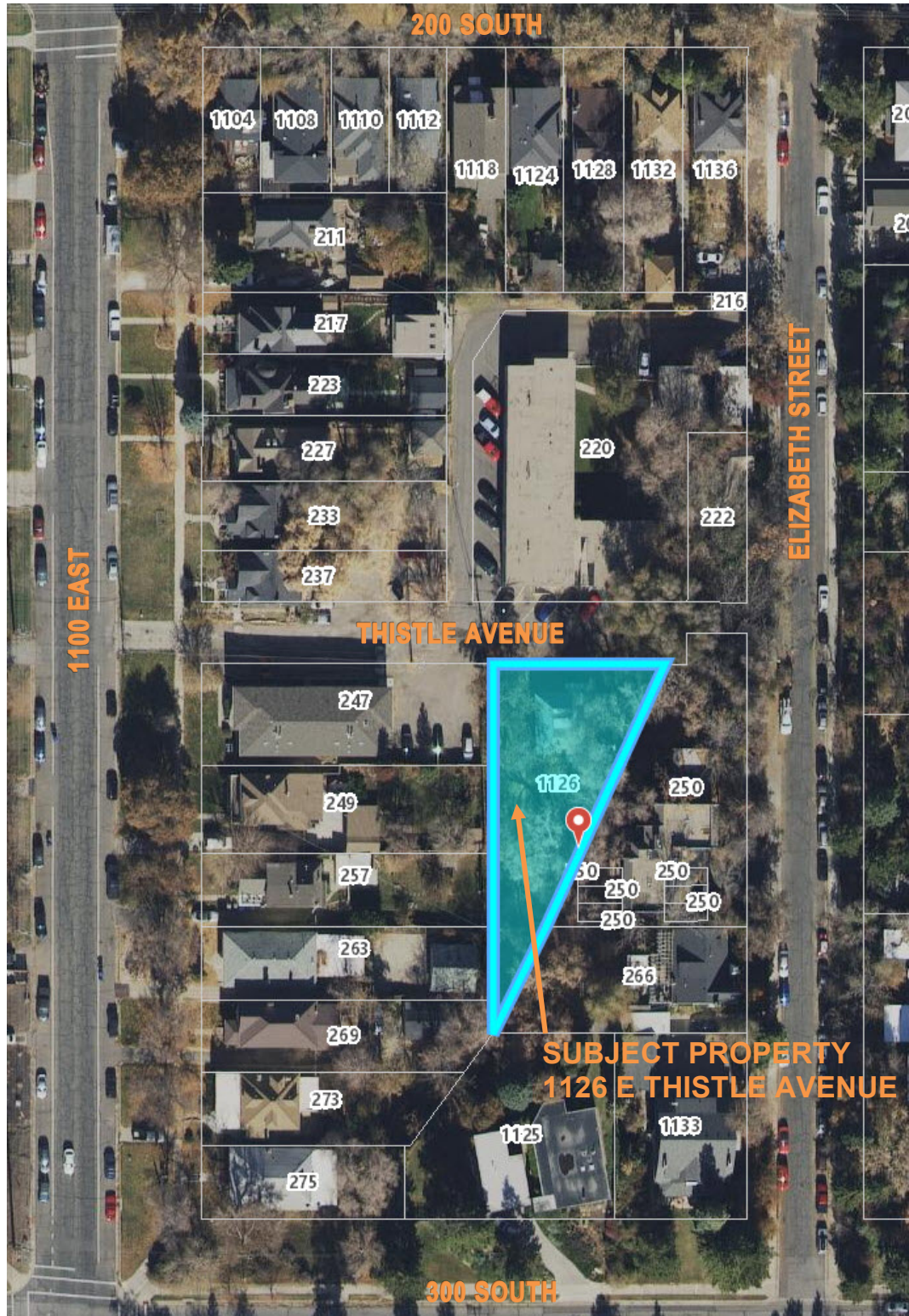
**NEXT STEPS:**

If the requests for a COA for New Construction and associated Special Exceptions are granted by the HLC, the applicant may proceed with the project as represented in this Staff Report and will be required to obtain all necessary approvals and permits for the proposed addition.

If the Commission disagrees with Staff's recommendation and the project is denied, the applicant would not be issued a COA for the request and any new proposal would require the submittal of a new application.



# ATTACHMENT A: CONTEXT MAPS





★ *Approximate Project Location*



## ATTACHMENT B: CURRENT SITE PHOTOGRAPHS



View of Existing Site – Looking South





Thistle Avenue Streetscape – Looking East





Thistle Avenue Streetscape – Looking East 247 S 1100 East at right - Rockcrest Apartment in background at left – Site in background at right





View of Existing Site from Thistle Avenue – Looking East





Thistle Avenue Facade of Rockcrest Apartments – Looking North





Rockcrest Apartments – Thistle Avenue Facade – Looking Northeast





South Side of Thistle Avenue Looking Southwest, with 1126 E Thistle and 247 S 1100 East





View of Existing Site – Looking Southeast





View of Existing Site from Thistle Avenue –  
Looking South





View of South Corner of Existing Site and Neighboring Buildings – Looking South





Existing Site – South Corner – Looking Southwest





View of Existing Site – West Property Line - Looking North





View of Existing Site – Looking North





View of Existing Site and Hillside – Looking Northeast





View of 250 S Elizabeth Street from Existing Site – Looking East





Existing House – Northwest Corner – Looking Southeast





Existing House – Porch Detail





Existing House – Rear Facade – Looking North





Rear of Existing House – Looking Northwest





East Facade of Existing House – Looking North



# **ATTACHMENT E: APPLICANT MATERIALS/NARRATIVE**





# HP: Major Alteration & New Construction

SALT LAKE CITY PLANNING

**OFFICE USE ONLY**

Project #:	Received By:	Date Received:	Zoning:
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Project Name:

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

Request:

Address of Subject Property:

Name of Applicant:	Phone:
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Address of Applicant:

E-mail of Applicant:	Cell/Fax:
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Applicant's Interest in Subject Property:

Owner     Contractor     Architect     Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:	Phone:
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**Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

**AVAILABLE CONSULTATION**

Planners are available for consultation prior to submitting this application. Please email [historicpreservation@slcgov.com](mailto:historicpreservation@slcgov.com) if you have any questions regarding the requirements of this application.

**WHERE TO FILE THE COMPLETE APPLICATION**

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

**REQUIRED FEE**

**Major Alteration:** Filing fee of \$33, plus additional cost of postage for mailing notice.  
**New Construction:** Filing fee of \$265, plus additional cost of postage for mailing notice.

**SIGNATURE**

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date:
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*Gary Kamm*



**SUBMITTAL REQUIREMENTS**

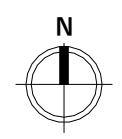
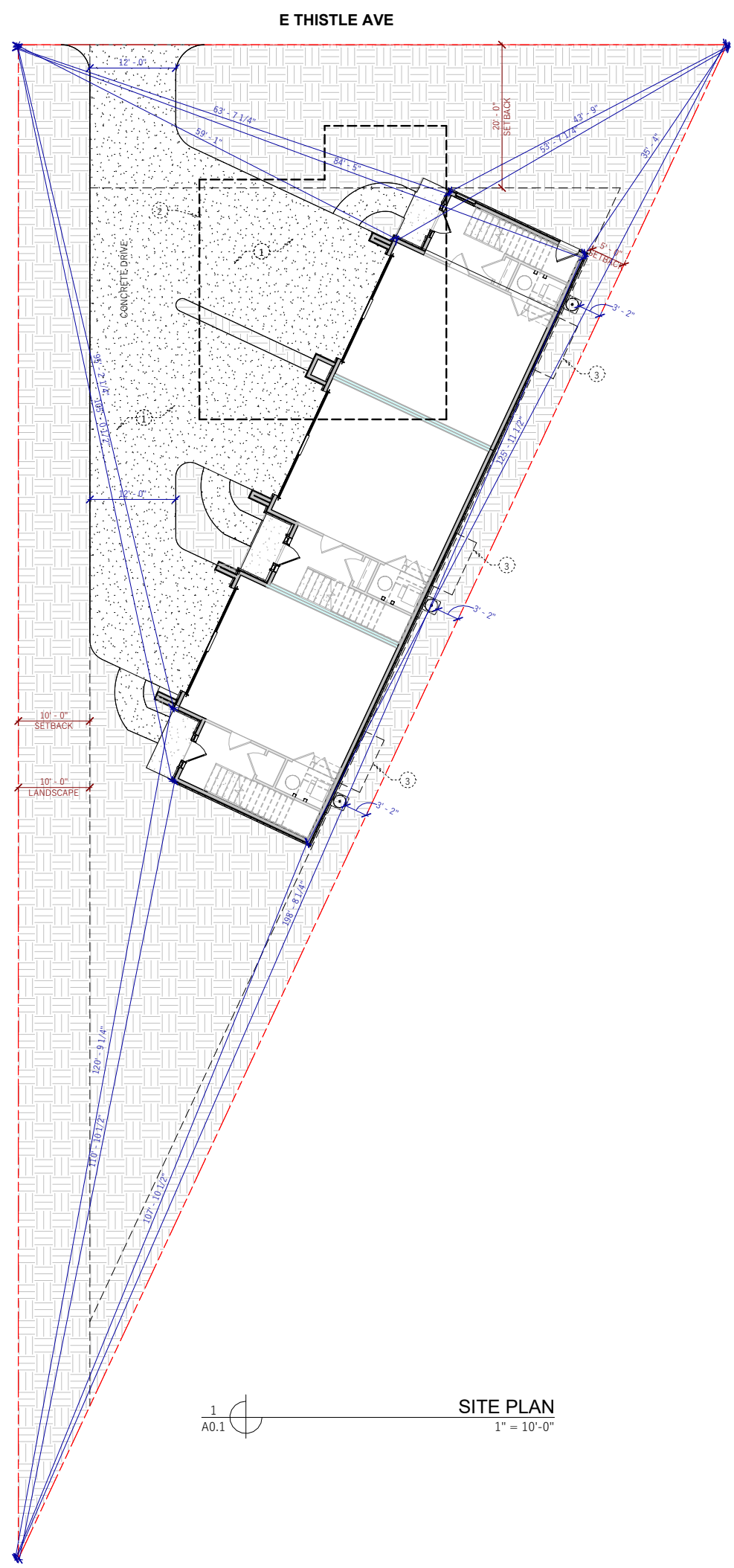
Staff Review

- 1. Project Description** (please attach additional sheet electronically)  
Written description of your proposal and any Special Exception requested
- 2. Drawings to Scale**
- A Digital copy of each of the following:
  - a. Site Plan**  
Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see *Site Plan Requirements* flyer for further details)
  - b. Elevation Drawing**  
Detailed elevation, sections and profile drawings with dimensions drawn to scale
  - Show type of construction, materials
  - N/A** Design and dimension for details such as railings, posts, roofing, siding, porch, windows, etc
  - Show section drawings of windows and doors if new windows and doors are proposed
  - c. Streetscape Drawings** (for new construction)
    - Streetscape drawn to scale at a minimum 1: 80  
Drawing should include 100 feet on both sides of the subject property and show height, width, an building separation of the existing surrounding buildings and how it relates to the proposed work (if access to properties is limited, a photographic streetscape is allowed)
    - N/A** If the new construction does not meet the front yard setback, graphically show the front yard setbacks of the block face (all buildings on one side of block between two intersecting streets)
- 3. Photographs**
  - Historic photographs of existing building(s) if available  
(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs)
  - Current photographs of each side of the building
  - N/A** Close up images of details that are proposed to be altered
- 4. Materials**
  - List of proposed building materials
  - N/A** Provide samples and/or manufactures brochures were applicable

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

\_\_\_\_\_ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.





**LINETYPE LEGEND**

- PROPERTY LINE
- - - - - SITE SETBACK/EASEMENT LINES
- — — — — SITE FEATURES

1  
A0.1 **SITE PLAN**  
1" = 10'-0"

**GENERAL NOTES - SITE PLAN**

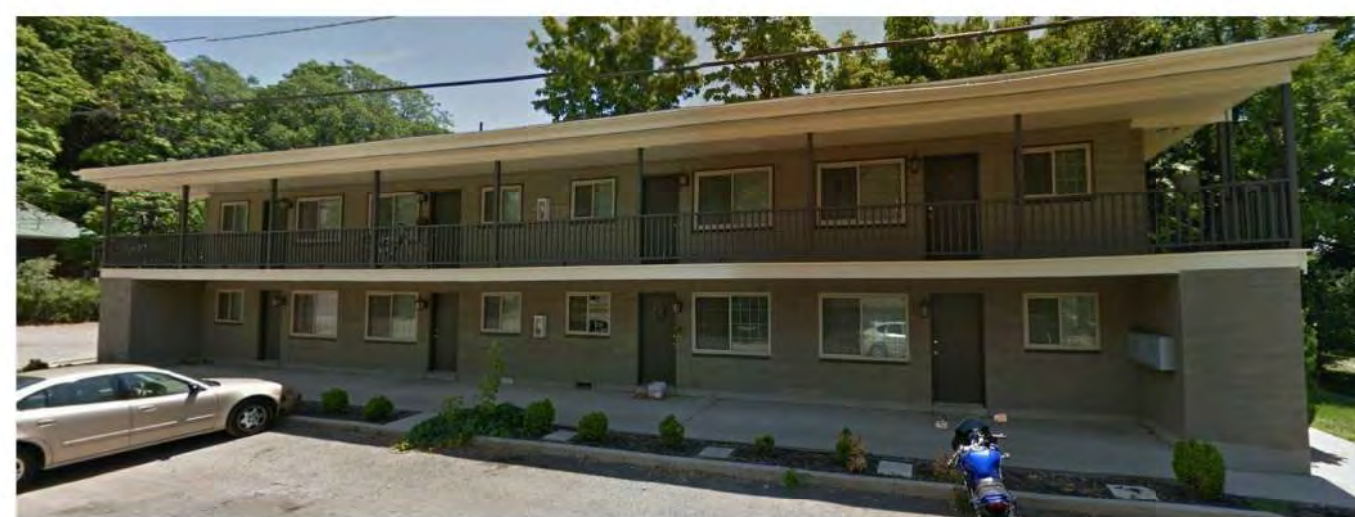
- A SEE GENERAL PROJECT NOTES, ROOF PLAN AND/OR FRAMING PLAN FOR ROOF PITCHES, ROOF BEARING AND STRUCTURAL REQUIREMENTS.
- B CONCRETE TO SLOPE AWAY FROM BUILDING AT 2% SLOPE MIN.
- C THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0". SURFACE WATER WILL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. CONTRACTOR TO DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES
- D ALL ROOF DRAINAGE SHALL BE DETAINED ON SITE OR ROUTED THROUGH ON-SITE DRAINAGE FACILITIES.
- E PROVIDE 50'X20' CONSTRUCTION ENTRANCE W/8" COMPACTED CLEAN GRAVEL. ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE THE AMOUNT OF SEDIMENT TRACKED ONTO ROADWAYS
- F INSTALL CONSTRUCTION ENTRANCE AT ANY POINT OF INGRESS OR EGRESS AT THE CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
- G CLEAR AND GRUB AREA AND GRADE TO PROVIDE SLOPE FOR DRIVEWAY, OR ACCESS/INTERSECTION. IF ADJACENT TO WATERWAY, USE A MAXIMUM SLOPE OF 2%
- H COMPACT SUBGRADE AND PLACE FILTER FABRIC IF REQUIRED
- I PLACE COARSE AGGREGATE, 1 TO 2 INCHES SIZE, TO A MINIMUM OF 6 INCHES FOR COMMERCIAL PROJECTS, AND 4 INCHES FOR RESIDENTIAL PROJECTS.
- J INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- K INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- L REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- M EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC, AND OFF SITE STREET PARKING AND PREVENT EROSION AT DRIVEWAY.
- N ALL FOUNDATION WALLS TO BE 6" MIN. ABOVE FINISH GRADE
- O MINIMUM 4-MIL. POLYETHYLENE VAPOR BARRIER OVER INSULATION ON THE EXTERIOR WALLS AND UNVENTED ROOF CEILINGS.
- P ALL CONCRETE USED TO BE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
- Q CONTRACTOR TO SURVEY THE TOP OF FOUNDATION AND PROVIDE HEIGHT VERIFICATION ONCE POURED.
- R BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND.
- S ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4" IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5".
- T WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.
- U NOTIFY BLUE STAKES AT (800) 662-4111 OR HTTP://WWW.BLUESTAKES.ORG BEFORE CONSTRUCTIONS BEGINS.
- V THE PROPERTY ADDRESS IS TO BE DISPLAYED PER IRC R319.1.

**KEYED NOTES**

- 1 CONCRETE DRIVE, SEE GENERAL CONCRETE NOTES. PROVIDE REQUIRED EXPANSION JOINTS.
- 2 DASHED LINES HERE REPRESENT EXISTING BUILDING TO BE DEMOLISHED
- 3 DASHED LINES HERE REPRESENT DECK AT SECOND FLOOR







EXISTING PHOTOS OF 247 1100 E



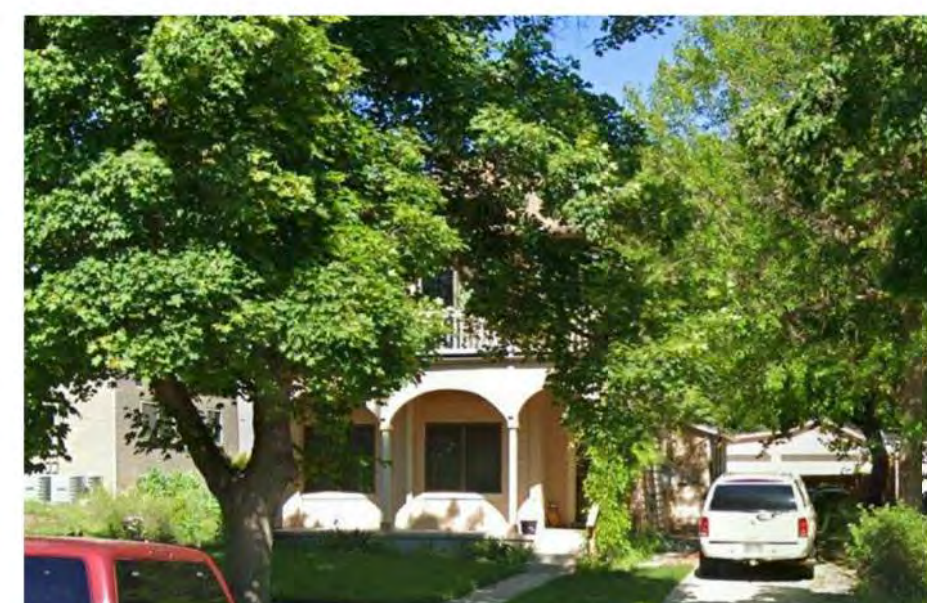
EXISTING PHOTOS OF 220 THISTLE AVE



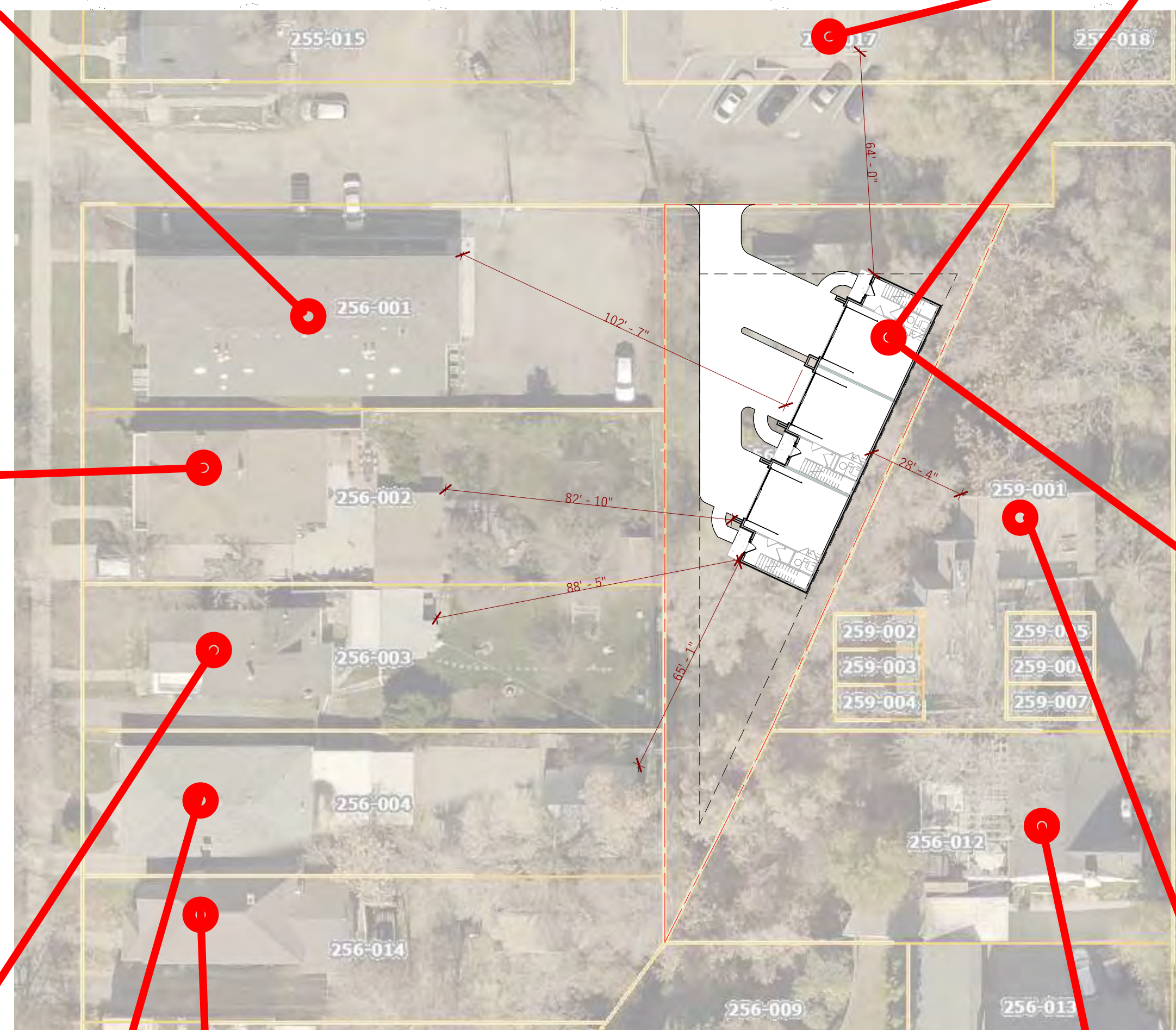
EXISTING PHOTOS OF 1126 E THISTLE AVE



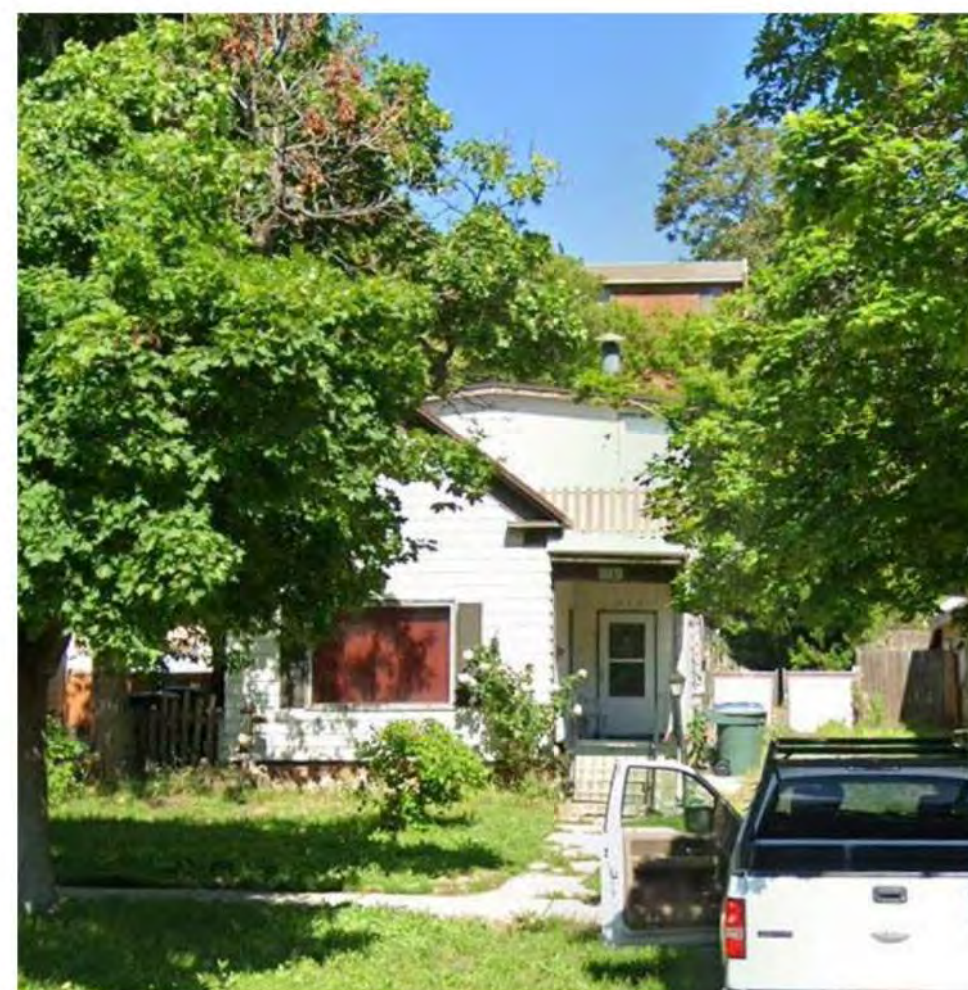
PROPOSED BUILDING ELEVATIONS OF 1126 E THISTLE AVE



EXISTING PHOTOS OF 249 1100 E



EXISTING PHOTOS OF 250 S ELIZABETH ST



EXISTING PHOTOS OF 257 1100 E



EXISTING PHOTOS OF 266 S ELIZABETH ST



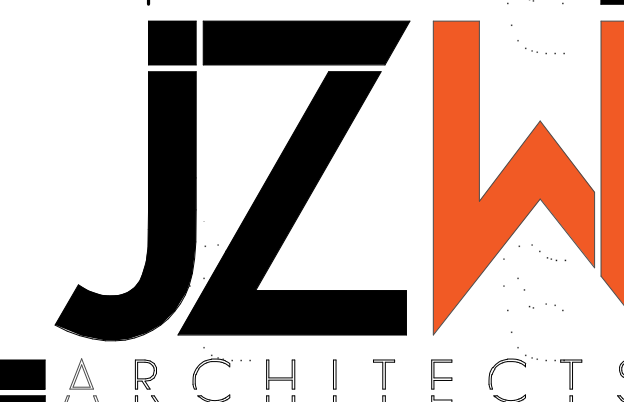
EXISTING PHOTOS OF 263 1100 E

EXISTING PHOTOS OF 269 1100 E

THISTLE 3-PLEX  
1126 EAST THISTLE STREET  
SALT LAKE CITY, UTAH

STREETSCAPE  
DRAWINGS

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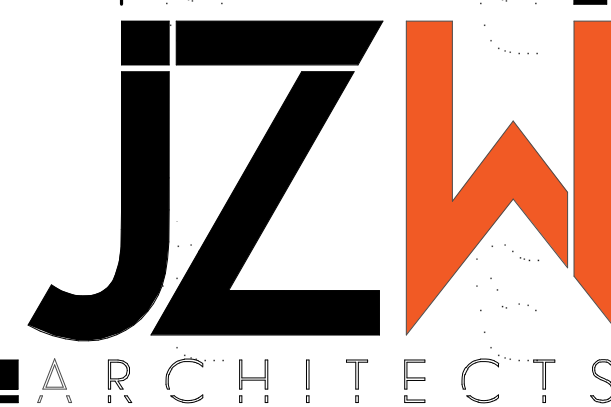




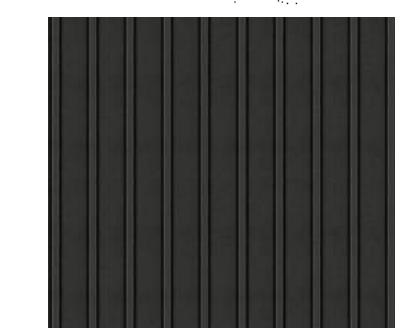
THISTLE 3-PLEX  
1126 EAST THISTLE STREET  
SALT LAKE CITY, UTAH

ARCHITECTURAL  
COLOR BLOCK

A0.4



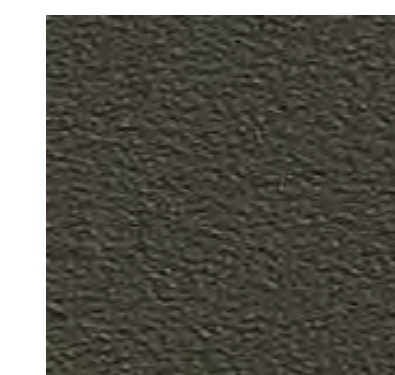
### MATERIALS LEGEND



BOARD AND BATTEN SIDING  
PAINT: SW 7068 GRIZZLE GREY 236



STUCCO SIDING  
PAINT: SW 7651 FRONT PORCH  
(HARD COAT)



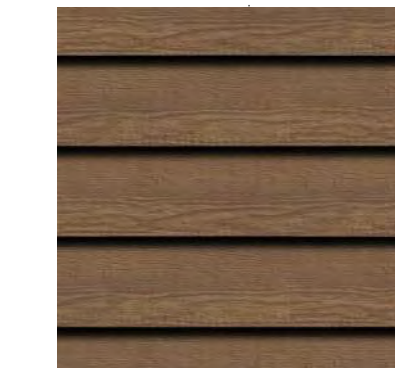
STUCCO SIDING  
PAINT: SW 7061 NIGHT OWL  
(HARD COAT)



OLDMILL THIN BRICK  
TORONTO STRAIGHT-EDGE



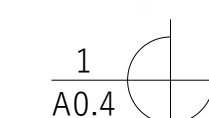
CASCADE SLATE RUSTIC SERIES  
(SMOOTH FINISH, NON-WOOD FINISH)



MOUNTAIN CEDAR RUSTIC SERIES  
(SMOOTH FINISH, NON-WOOD FINISH)



FRONT ELEVATION COLOR BLOCK  
1/4" = 1'-0"



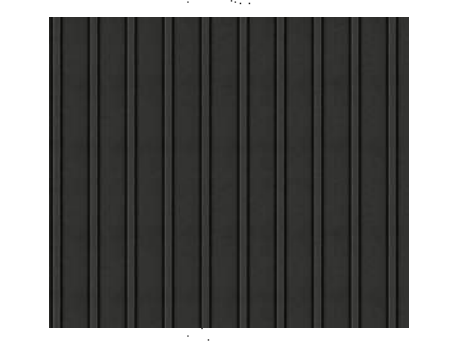


THISTLE 3-PLEX  
1126 EAST THISTLE STREET  
SALT LAKE CITY, UTAH

ARCHITECTURAL  
COLOR BLOCK

A0.5

MATERIALS LEGEND



BOARD AND BATTEN SIDING  
PAINT: SW 7068 GRIZZLE GREY 236



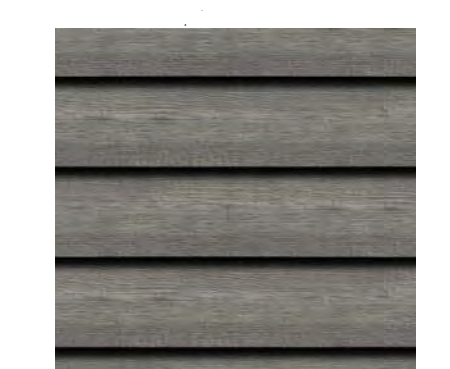
STUCCO SIDING  
PAINT: SW 7061 NIGHT OWL (HARD COAT)



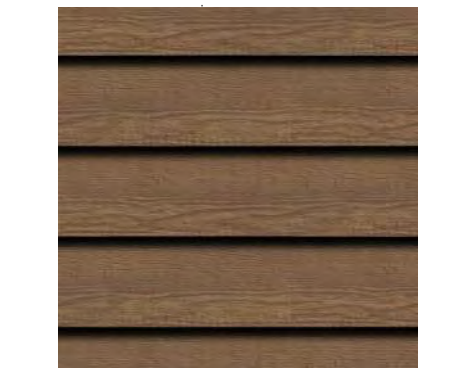
STUCCO SIDING  
PAINT: SW 7061 NIGHT OWL (HARD COAT)



OLDMILL THIN BRICK  
TORONTO STRAIGHT-EDGE



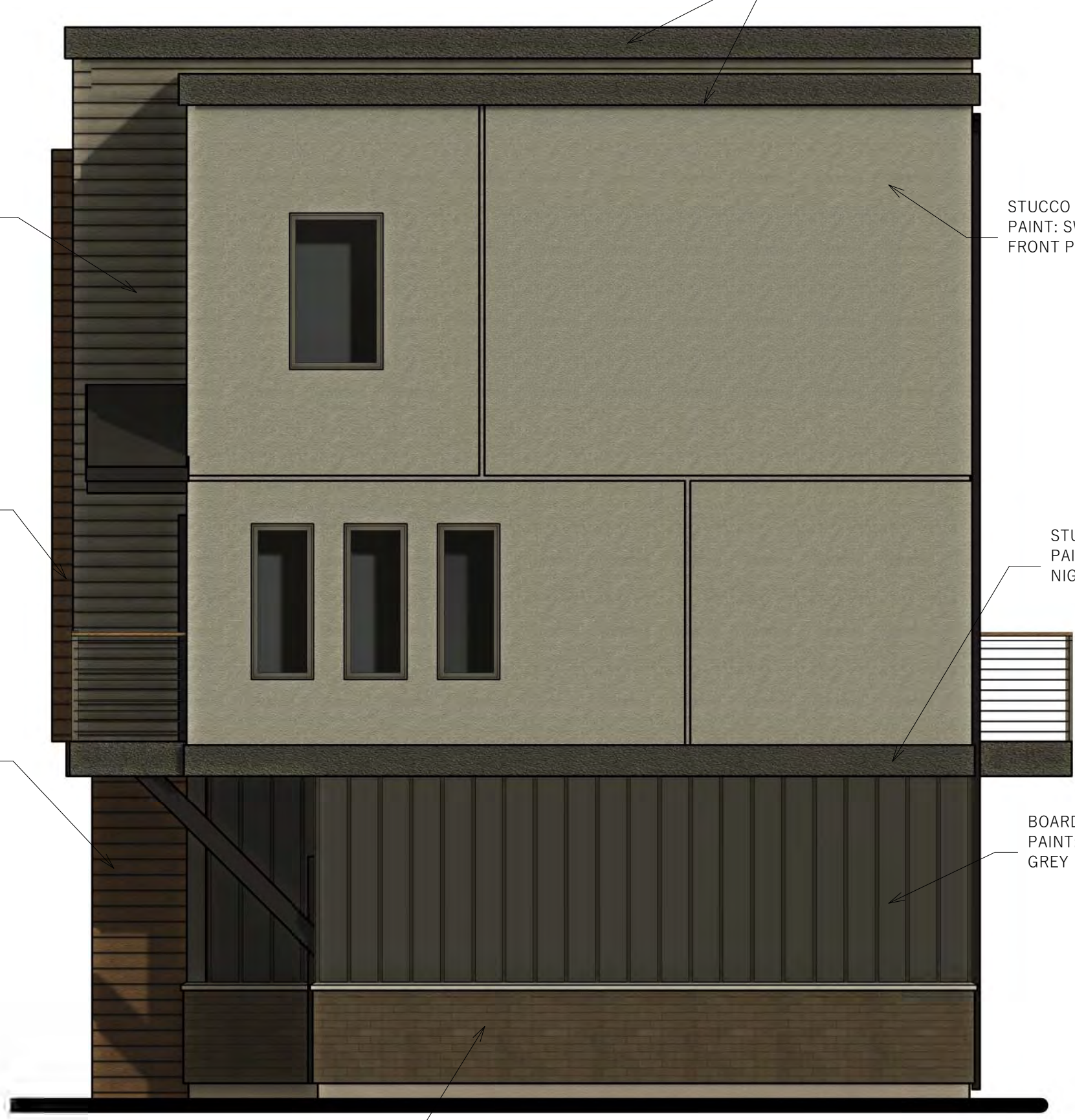
CASCADE SLATE RUSTIC SERIES  
(SMOOTH FINISH, NON-WOOD FINISH)



MOUNTAIN CEDAR RUSTIC SERIES  
(SMOOTH FINISH, NON-WOOD FINISH)



LEFT SIDE ELEVATION COLOR  
BLOCK  
1  
A0.5  
1/4" = 1'-0"



RIGHT SIDE ELEVATION COLOR  
BLOCK  
2  
A0.5  
1/4" = 1'-0"

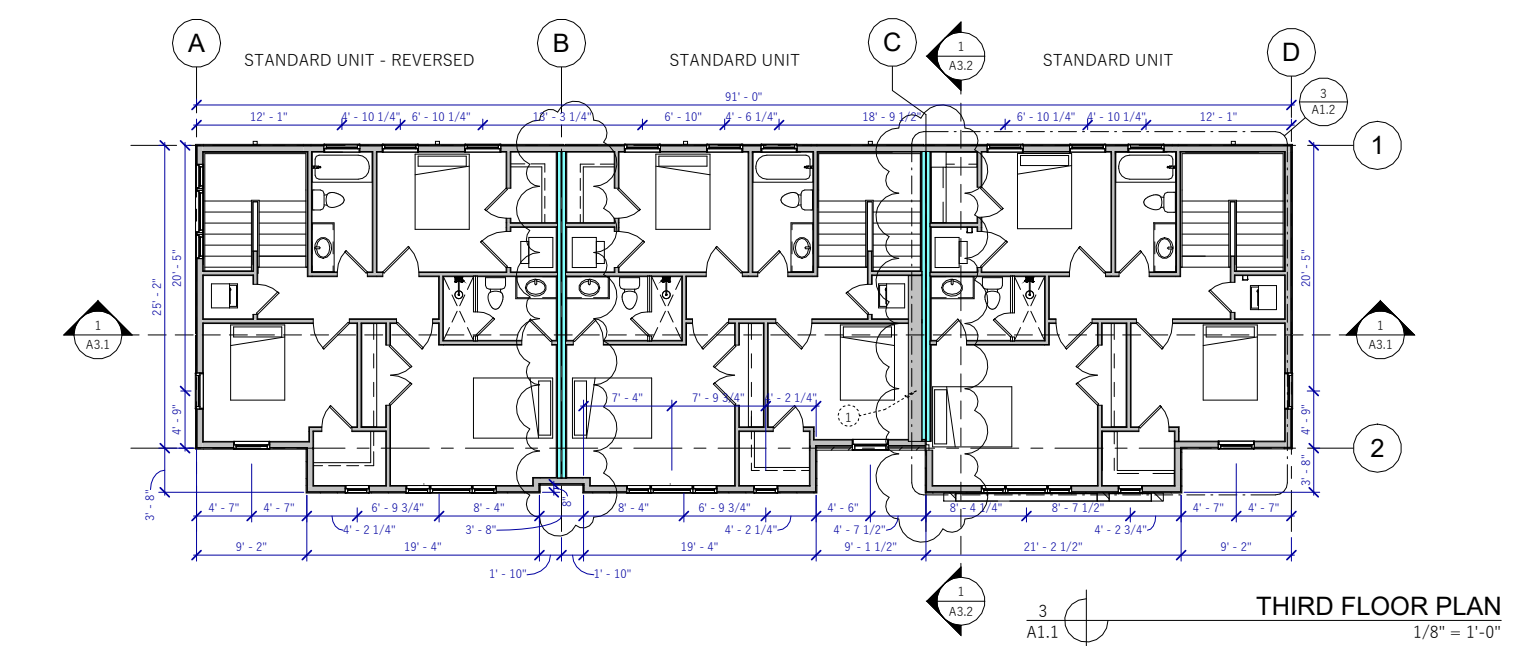
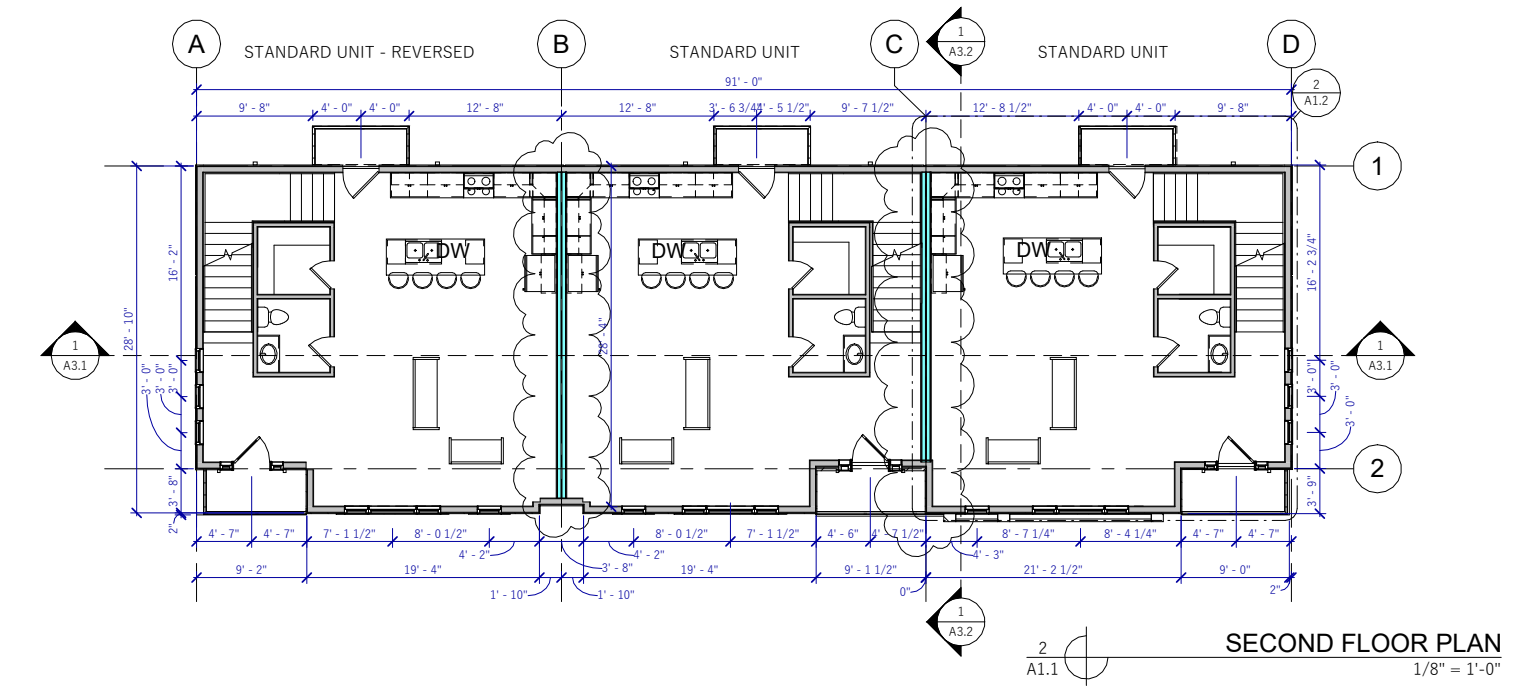
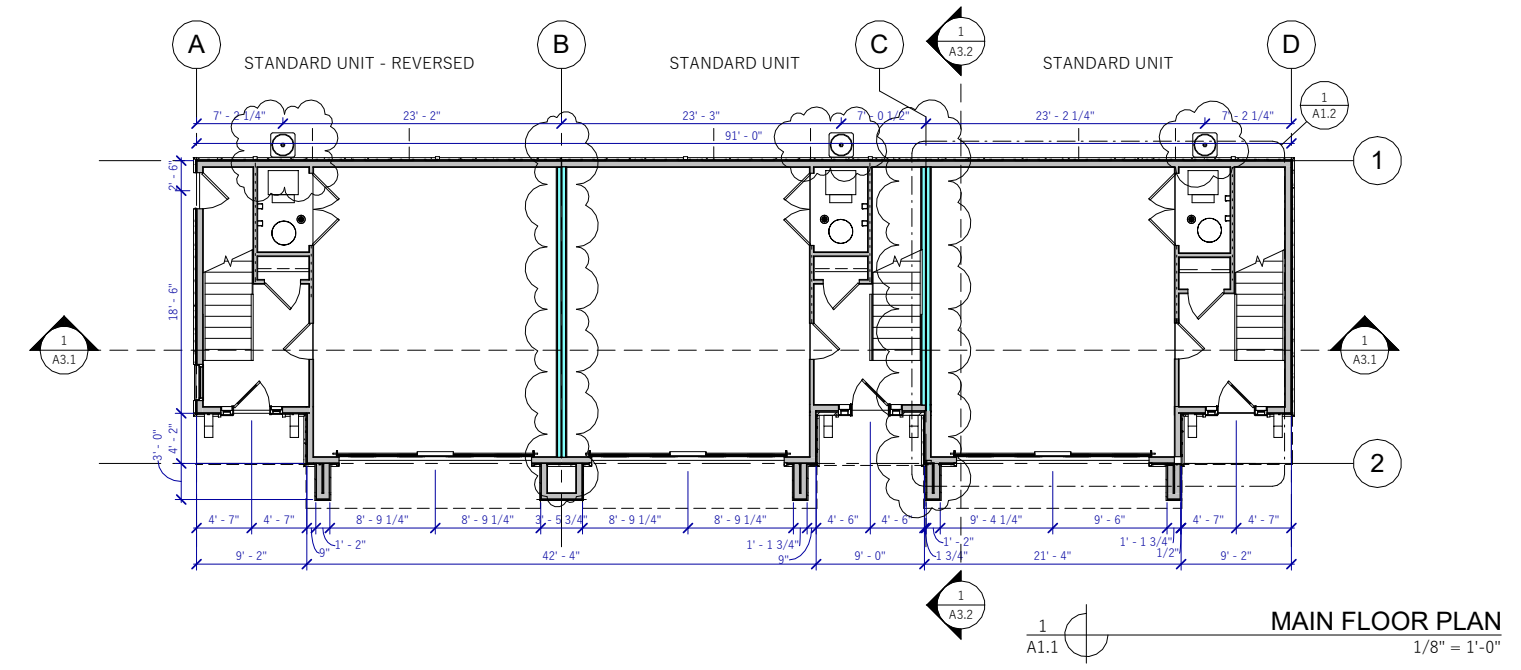


REAR ELEVATION COLOR  
BLOCK  
3  
A0.5  
1/4" = 1'-0"



GENERAL NOTES - PLAN	
A	SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
B	DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
C	SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
D	PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.
E	COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.

KEYED NOTES	
1	EXHAUST VENT FOR CLOTHES DRYER VENTING OUTSIDE.



**THISTLE 3-PLEX**  
1126 EAST THISTLE STREET  
SALT LAKE CITY, UTAH

**OVERALL FLOOR PLANS**

**A1.1**





No.	Date
1	03/25/2021

GENERAL NOTES - PLAN	
A	SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
B	DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
C	SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
D	PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.
E	COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.

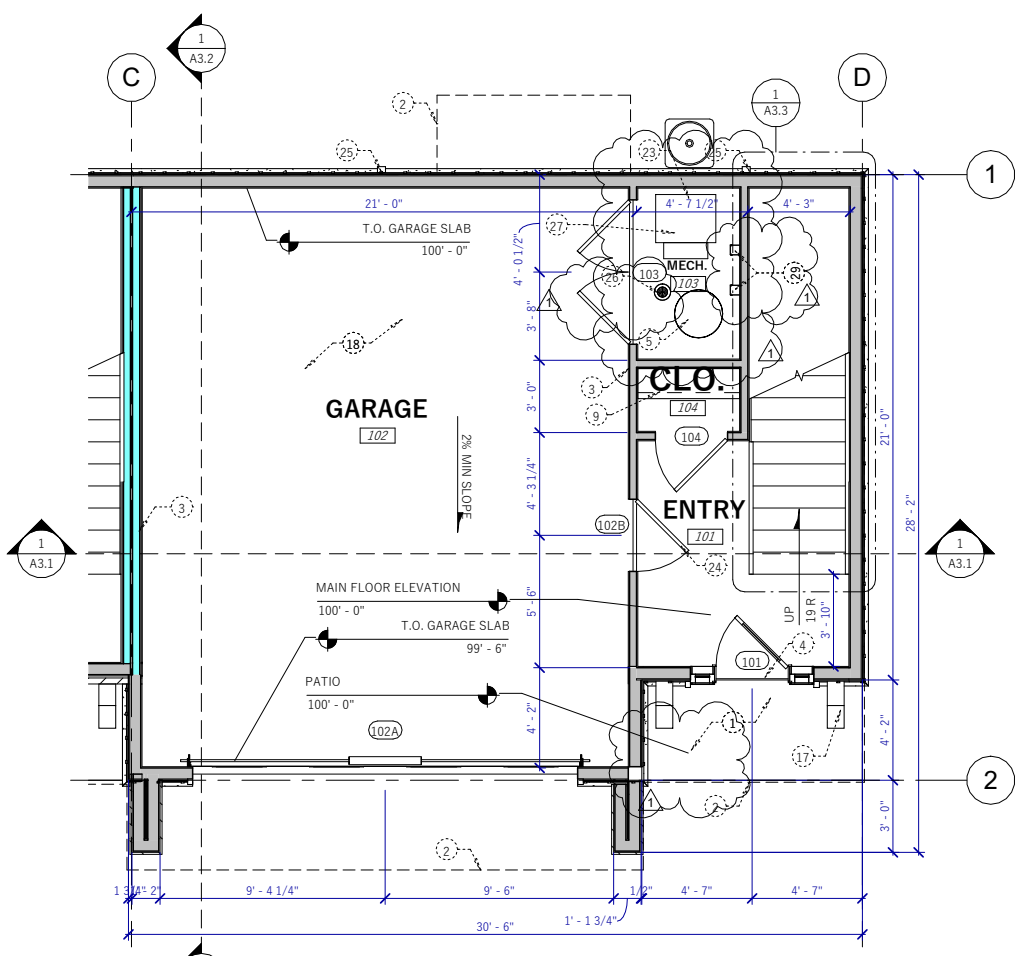
KEYED NOTES

1. PROVIDE COVERED CONCRETE PATIO AS INDICATED.
2. DASHED LINE HERE TO REPRESENT FLOOR ABOVE
3. PROVIDE 5/8" GYPSUM BOARD, FIRE TAPED AT SEPERATION WALL BETWEEN HOUSE AND GARAGE AS REQUIRED BY I.R.C.
4. FULL WEATHERSTRIPPED EXTERIOR DOOR UNIT; SEE DOOR SCHEDULE
5. HIGH-EFFICIENCY WATER HEATER WITH PAN AND DRAIN; SEE MECHANICAL DRAWINGS
6. BUILT-IN MILLWORK AS INDICATED
7. FRAMED STAIRS WITH (3) 2X12 D.F. #2 STRINGERS, STAIR SYSTEM TO HAVE 10" MIN TREAD AND 7-1/2" MAX RISER
8. (5) FIXED UTILITY SHELVES
9. INSTALL ROD AND SHELF AT CLOSET AS PER OWNER; OWNER TO SELECT CONFIGURATION
10. PROVIDE HOOKUPS AND FLOOR DRAIN FOR WASHER/DRYER LOCATION. PROVIDE MANUFACTURED CURB & DRAIN PAN
11. STOVE/ RANGE; AS PER OWNER
12. OVER-THE-RANGE MICROWAVE; MODEL AS PER OWNER
13. REFRIGERATOR/FREEZER; MODEL AS PER OWNER
14. BUILT-IN DISHWASHER; MODEL AS PER OWNER
15. BUILT IN KITCHEN ISLAND
16. STACKED WASHER/DRYER; MODEL AS PER OWNER
17. WOOD BEAMS TO SUPPORT DECK ABOVE.
18. CEILINGS IN GARAGE TO HAVE TYPE X 5/8" GYP BOARD FOR FIRE RATING.
19. PROVIDE HALF HEIGHT WALL WALL IN THIS LOCATION TO BE 4" ABOVE STAIR NOSINGS
20. RAILING AT DECK TO BE CONSTRUCTED SO AS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH. SEE MAIN FLOOR PLAN AND PROJECT NOTES.
21. WATERPROOF DECKING SYSTEM AS PER OWNER. PROVIDE FLASHING AND SLOPE DECK AT 1/4" PER. FOOT AWAY FROM THE HOUSE WALL.
22. DECORATIVE ARCHITECTURAL FEATURE SEE DETAIL 6/A5.1.
23. PROVIDE GAS HOOKUPS FOR MECHANICAL EQUIPMENT AS PER MAUNFACTURERS SPECIFICATIONS
24. EXTERIOR THRESHOLD DOOR (WEATHER).
25. DOWNSPOUTS TO TIE INTO MAIN STORM WATER DRAIN SYSTEM.
26. CONDENSATE DRAIN FOR FURNACES.
27. GAS-FIRED APPLIANCES IN GARAGE MUST HAVE IGNITION SOURCE MINIMUM 18 INCHES ABOVE FLOOR.
28. WATER HAMMER ARRESTORS ARE REQUIRED AT QUICK-CLOSING VALVES AS PER IRC P2903.5. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
29. BOX HERE REPRESENTS EMERGENCY SHUTOFF VALVE.
30. PROVIDE MAKE-UP AIR FOR RANGE HOODS EXHAUSTING IN EXCESS OF 400CFM.
31. BOX HERE REPRESENTS HOSE BIB LOCATION(S). HOSE BIBS ARE TO BE THE FROSTPROOF TYPE AND MUST BE EQUIPPED WITH A VACUUM BREAKER.

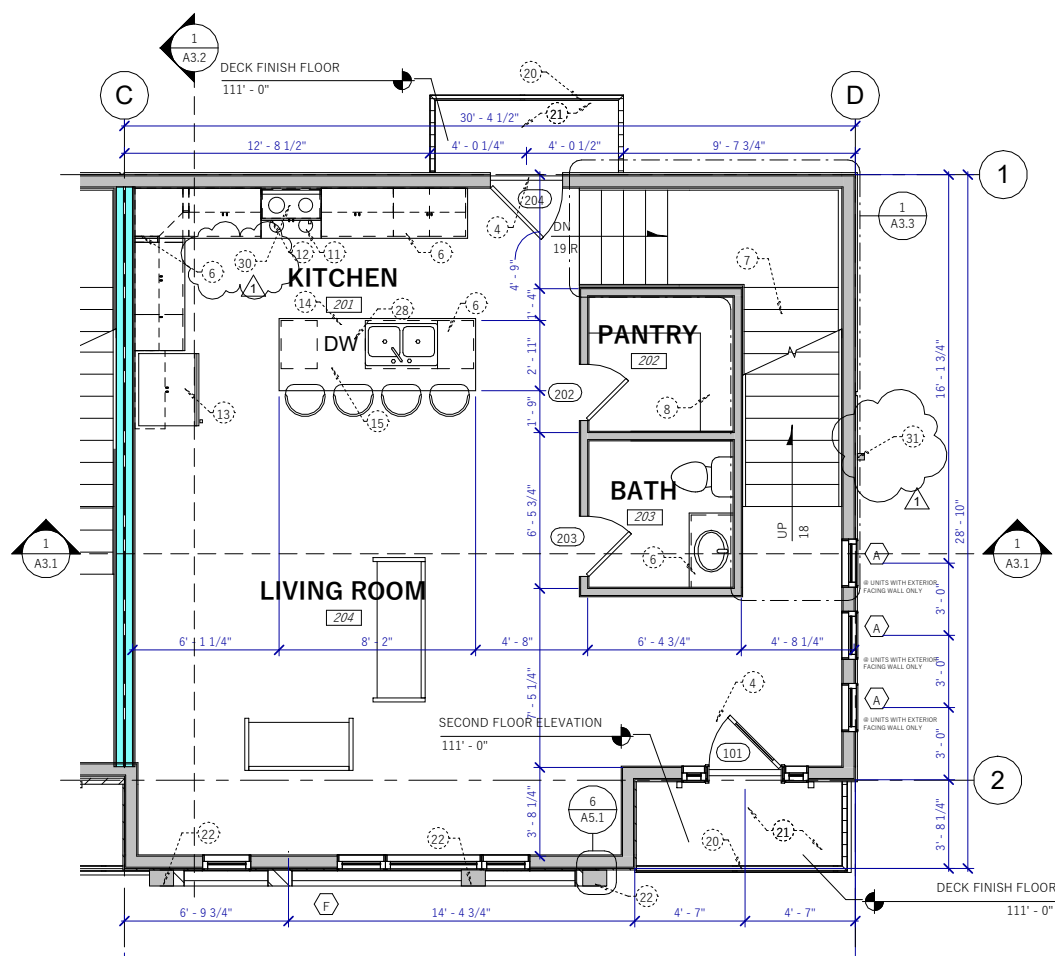
**THISTLE 3-PLEX**  
**1126 EAST THISTLE STREET**  
**SALT LAKE CITY, UTAH**

**UNIT PLANS**

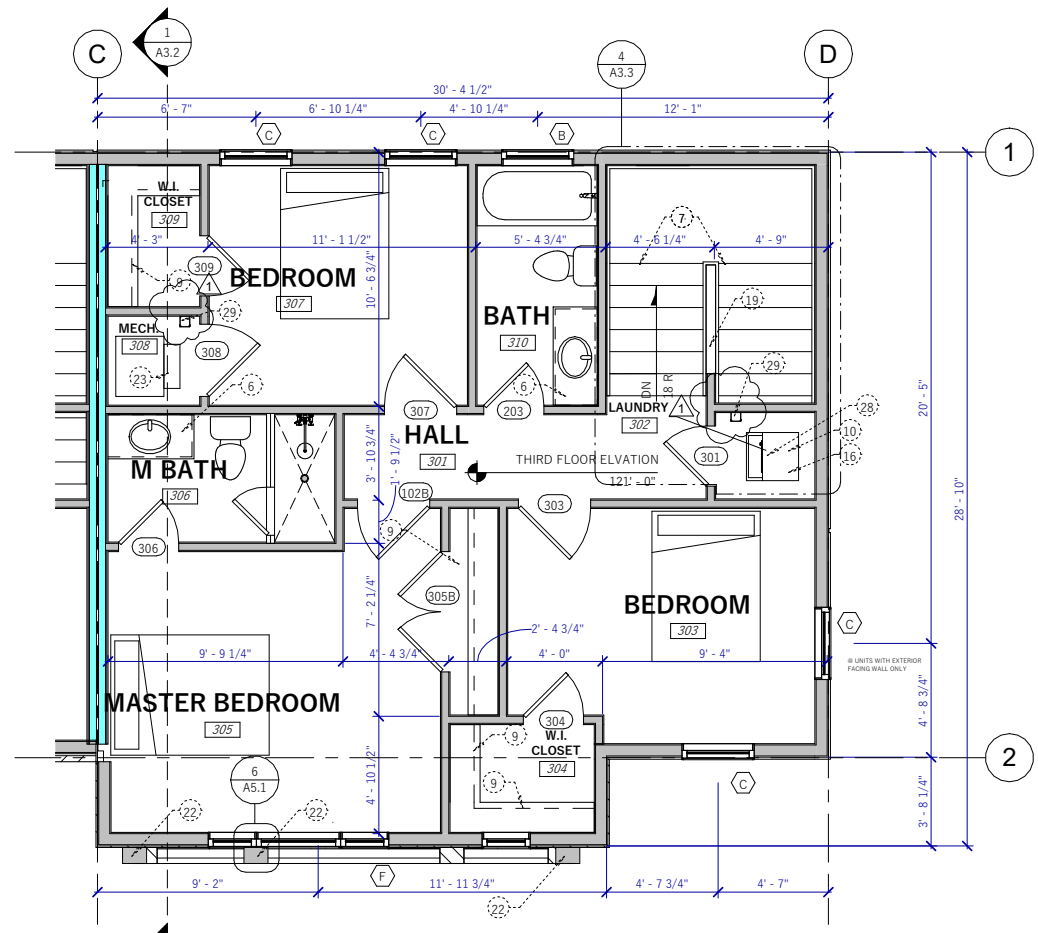
**A1.2**



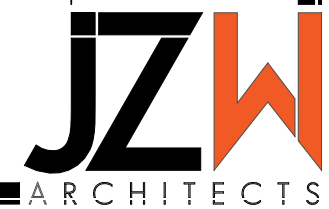
**1 MAIN FLOOR UNIT PLAN**  
 1/4" = 1'-0"  
 GARAGE: 542 SF  
 LIVING: 84 SF



**2 SECOND FLOOR UNIT PLAN**  
 1/4" = 1'-0"  
 LIVING: 740 SF



**3 THIRD FLOOR UNIT PLAN**  
 1/4" = 1'-0"  
 LIVING: 744 SF





GENERAL NOTES - ELEVATION

- A SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
- B COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
- C OWNER TO SELECT SIDING COLOR AND TEXTURE. INSTALL AS PER ELEVATIONS.
- D COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
- E OWNER TO SELECT STUCCO COLORS AND TEXTURE. INSTALL AS PER ELEVATIONS, AND AS PER I.R.C.
- F SEE ROOF PLAN FOR ALL ROOF SLOPES.
- G OWNER TO SELECT ROCK FOR ROCK VENEER. INSTALL AS PER ELEVATIONS, AND AS PER I.R.C. SEE GENERAL MASONRY NOTES.
- H ALL METAL ROOFING TO BE INSTALLED AS PER MANUFACTURER.

KEYED NOTES

- 1 ALUMINUM FASCIA; OWNER TO SELECT
- 2 STUCCO FINISH; OWNER TO SELECT
- 3 FRONT ENTRY DOOR UNIT AS PER OWNER; SEE DOOR SCHEDULE ON A4.1
- 4 GARAGE DOOR UNIT AS PER OWNER; SEE DOOR SCHEDULE ON A4.1
- 5 BOARD & BATTEN FINISH; OWNER TO SELECT
- 6 COORDINATE ALL POSTS WITH STRUCTURAL
- 7 RAILING AT DECK TO BE CONSTRUCTED SO AS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH. SEE MAIN FLOOR PLAN AND PROJECT NOTES.
- 8 SMOOTH STUCCO CORNICE; OWNER TO SELECT COLOR. TO MATCH SMOOTH STUCCO TRIM.
- 9 6" HORIZONTAL SIDING; OWNER TO SELECT
- 10 THIN BRICK VENEER; OWNER TO SELECT
- 11 WOOD BEAMS TO SUPPORT DECK ABOVE.

**THISTLE 3-PLEX**  
 1126 EAST THISTLE STREET  
 SALT LAKE CITY, UTAH

**ELEVATIONS**

**A2.1**

DWELLING UNIT TABLE

3 RESIDENTIAL UNITS
10,455 SF LOT (.24 ACRES)
1,568 SF LIVING AREA PER UNIT
542 SF GARAGE PER UNIT
1,878 SF BUILDING FOOTPRINT

TOP OF UPPER PARAPET 134'-0"  
 TOP OF LOWER PARAPET 132'-6"

THIRD FLOOR PLAN 121'-0"

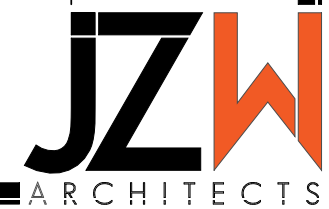
SECOND FLOOR PLAN 111'-0"

MAIN FLOOR AREA PLAN 100'-0"

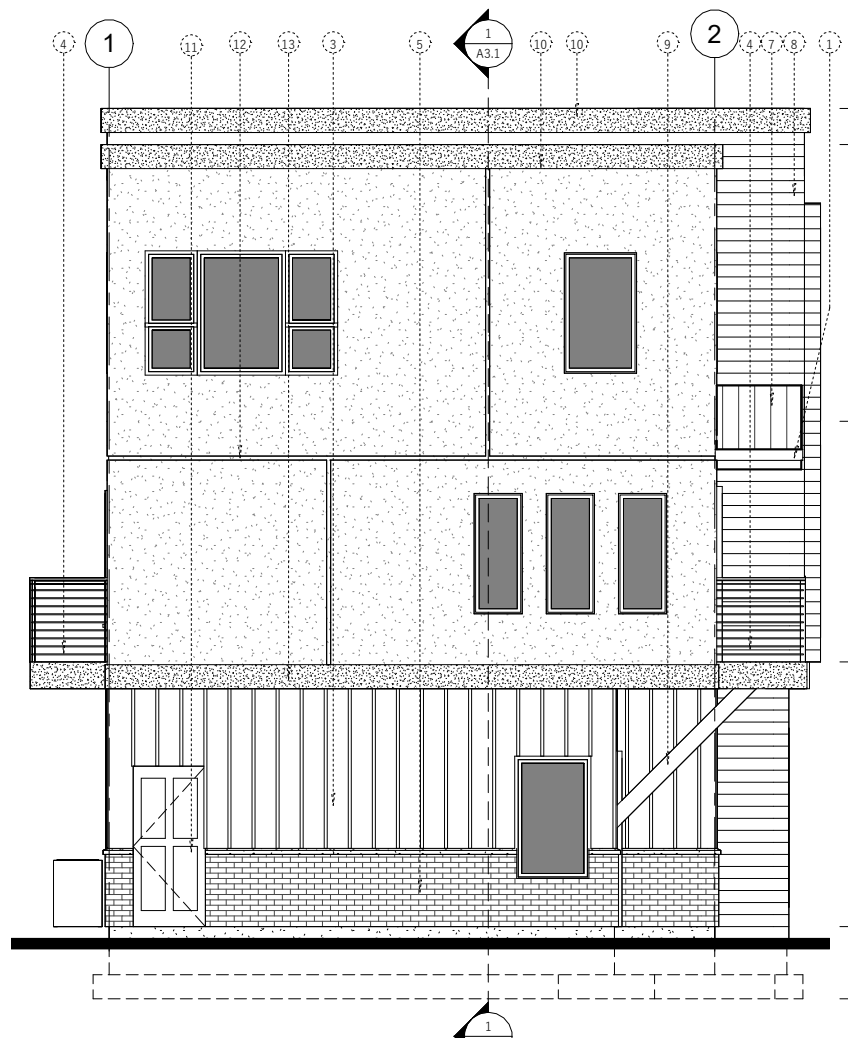
BOTTOM OF FOOTING 30" BELOW GRADE MIN.



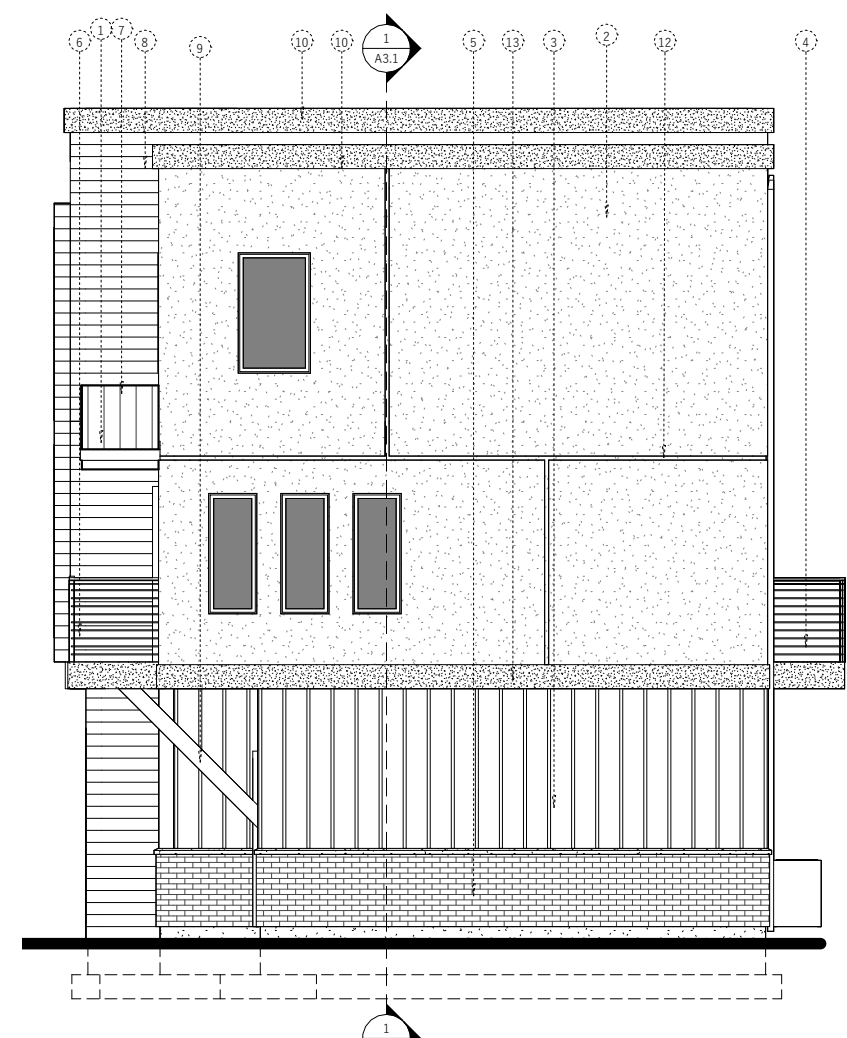
1/4" = 1'-0"  
**FRONT ELEVATION**  
 A2.1



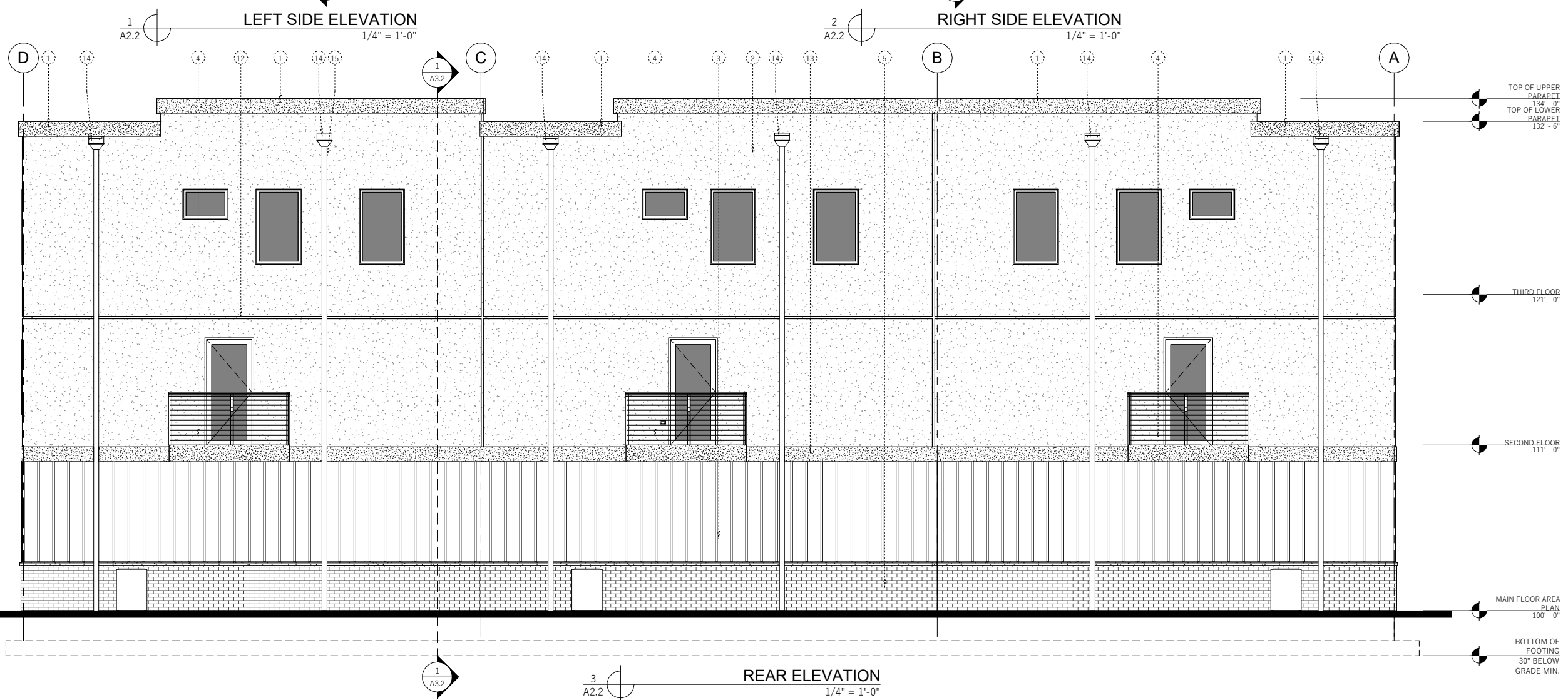




LEFT SIDE ELEVATION  
1/4" = 1'-0"



RIGHT SIDE ELEVATION  
1/4" = 1'-0"



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

GENERAL NOTES - ELEVATION	
A	SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
B	COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C	OWNER TO SELECT SIDING COLOR AND TEXTURE. INSTALL AS PER ELEVATIONS.
D	COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
E	OWNER TO SELECT STUCCO COLORS AND TEXTURE. INSTALL AS PER ELEVATIONS, AND AS PER I.R.C.
F	SEE ROOF PLAN FOR ALL ROOF SLOPES.
G	OWNER TO SELECT ROCK FOR ROCK VENEER. INSTALL AS PER ELEVATIONS, AND AS PER I.R.C. SEE GENERAL MASONRY NOTES.
H	ALL METAL ROOFING TO BE INSTALLED AS PER MANUFACTURER.

KEYED NOTES	
1	ALUMINUM FASCIA; OWNER TO SELECT
2	STUCCO FINISH; OWNER TO SELECT
3	BOARD & BATTEN FINISH; OWNER TO SELECT
4	RAILING AT DECK TO BE CONSTRUCTED SO AS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH. SEE MAIN FLOOR PLAN AND PROJECT NOTES.
5	THIN BRICK VENEER; OWNER TO SELECT
6	RAILING TO CONFORM TO CURRENT I.R.C. REQUIREMENTS. SEE GENERAL FINISH
7	METAL STANDING SEAM. OWNER TO SELECT COLOR AND STYLE.
8	6" HORIZONTAL SIDING; OWNER TO SELECT
9	WOOD BEAMS TO SUPPORT DECK ABOVE.
10	SMOOTH STUCCO CORNICE. OWNER TO SELECT COLOR. TO MATCH SMOOTH STUCCO TRIM.
11	STONE WAINSCOT CAP.
12	STUCCO REVEAL, TYP.
13	1'-0" SMOOTH STUCCO TRIM OWNER TO SELECT COLOR.
14	SCUPPER AND DOWNSPOUTS. CONTRACTOR TO COORDINATE WITH OWNER TO EXACT LOCATIONS, SIZE, AND STYLE. SEE DETAIL 7/A5.1.
15	DOWNSPOUTS TO TIE INTO MAIN STORM WATER DRAIN SYSTEM.

**THISTLE 3-PLEX**  
 1126 EAST THISTLE STREET  
 SALT LAKE CITY, UTAH

**ELEVATIONS**

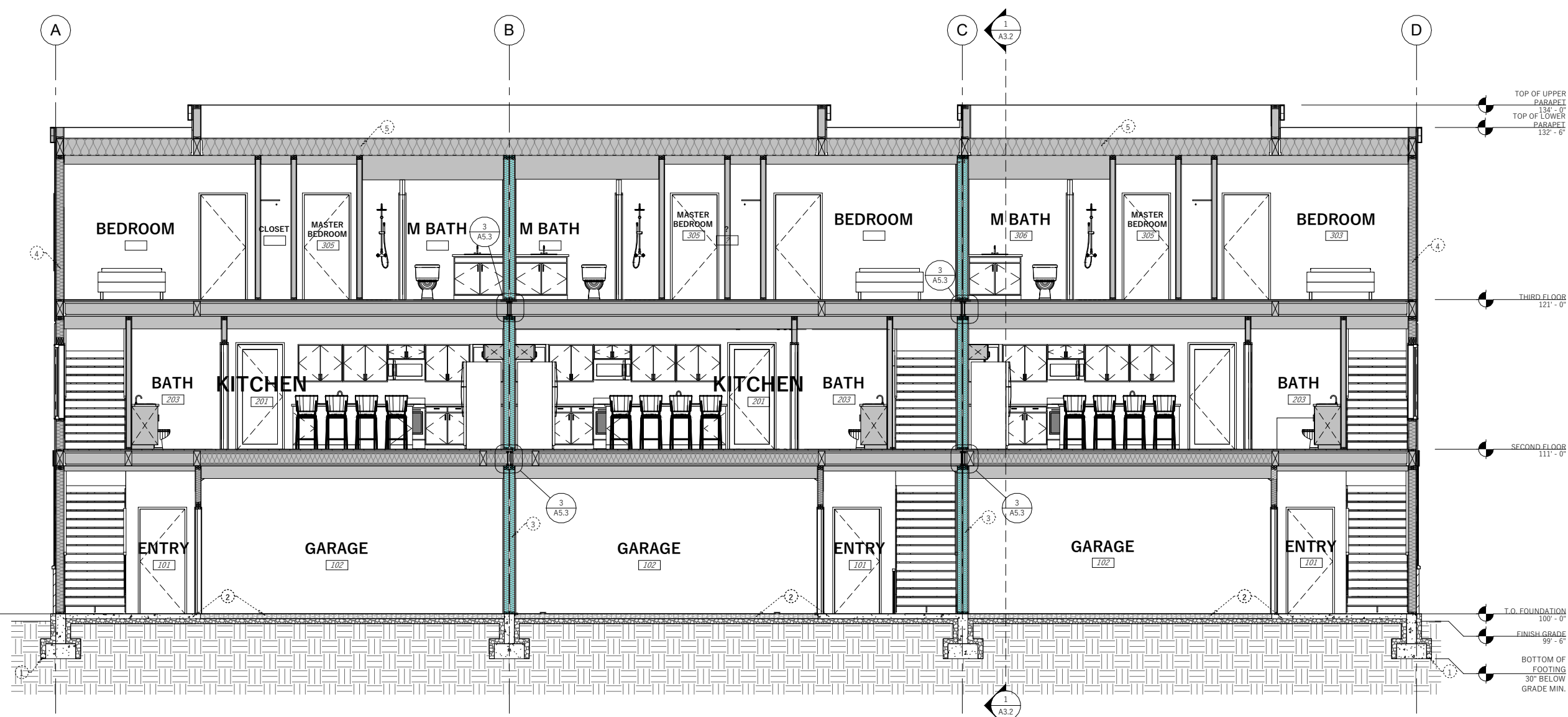
**A2.2**





GENERAL NOTES - SECTIONS	
A	SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
B	REVIEW ALL STRUCTURAL PLANS AND SPECIFICATIONS AS WELL AS STRUCTURAL CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
C	REFER TO ELEVATION DRAWINGS FOR ALL EXTERIOR FINISHES.
D	ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS ELEVATIONS AND WINDOW/DOOR SCHEDULES.

KEYED NOTES	
1	PERIMETER DRAIN AS INDICATED IN GENERAL THERMAL AND MOISTURE PROTECTION NOTES
2	4" CONCRETE SLAB ON GRADE
3	TENANT DEMISING WALL TO BE CONSTRUCTED BETWEEN UNITS; SEE DETAIL 2/A5.3.
4	PROVIDE VAPOR BARRIER OVER R-20 INSULATION; TYPICAL ALL EXTERIOR WALLS
5	PROVIDE VAPOR BARRIER OVER R-60 INSULATION; TYPICAL ALL ROOF STRUCTURE



1  
A3.1 — BUILDING SECTION 1  
1/4" = 1'-0"

THISTLE 3-PLEX  
1126 EAST THISTLE STREET  
SALT LAKE CITY, UTAH

BUILDING  
SECTION

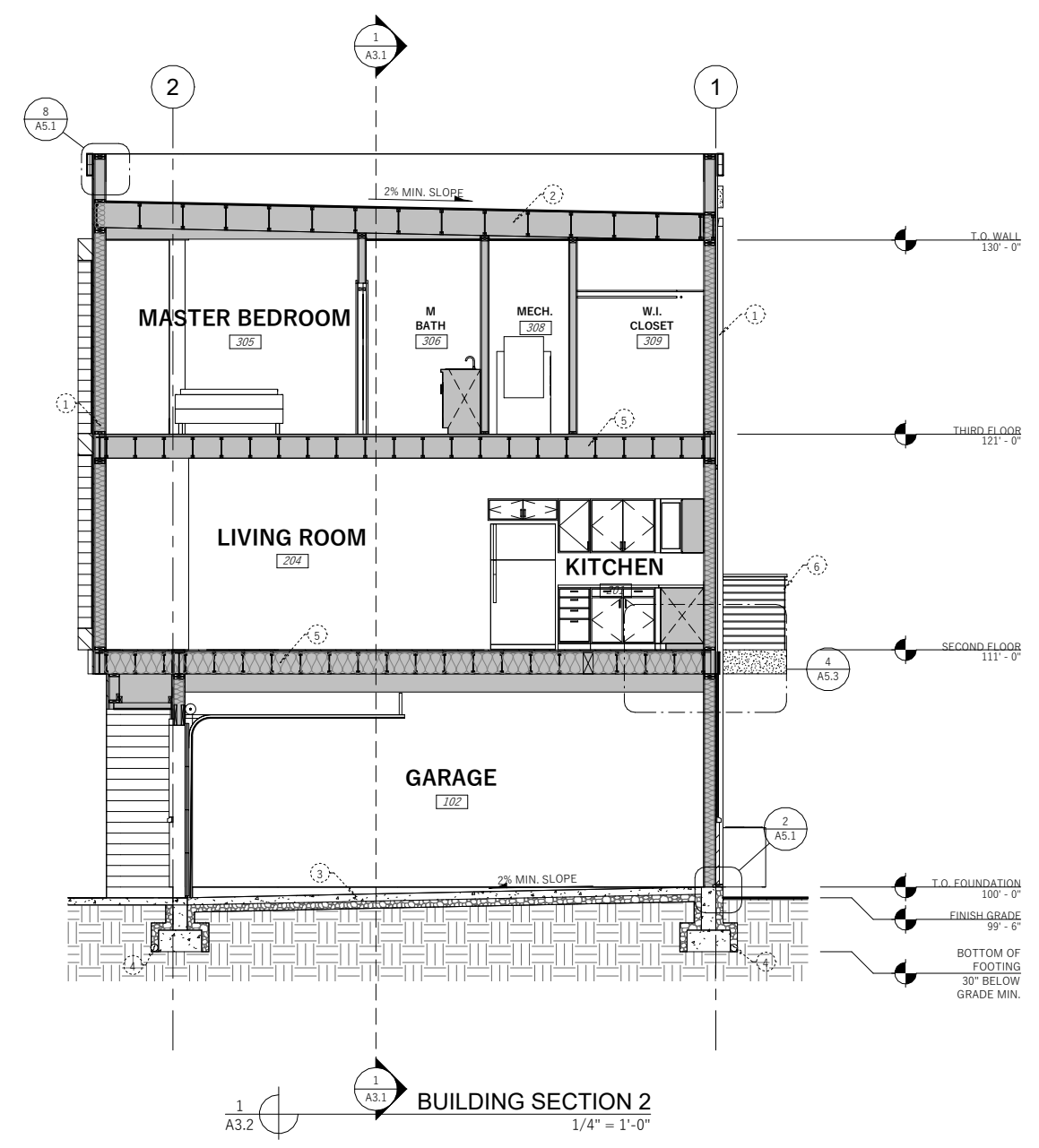
A3.1





GENERAL NOTES - SECTIONS	
A	SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
B	REVIEW ALL STRUCTURAL PLANS AND SPECIFICATIONS AS WELL AS STRUCTURAL CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
C	REFER TO ELEVATION DRAWINGS FOR ALL EXTERIOR FINISHES.
D	ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS ELEVATIONS AND WINDOW/DOOR SCHEDULES.

KEYED NOTES	
1	PROVIDE VAPOR BARRIER OVER R-20 INSULATION; TYPICAL ALL EXTERIOR WALLS
2	PROVIDE VAPOR BARRIER OVER R-60 INSULATION; TYPICAL ALL ROOF STRUCTURE
3	4" CONCRETE SLAB ON GRADE
4	PERIMETER DRAIN AS INDICATED IN GENERAL THERMAL AND MOISTURE PROTECTION NOTES
5	FLOOR FRAMING AS PER STRUCTURAL PLANS
6	GUARDRAIL TO MEET CURRENT I.R.C. REQUIREMENTS; MATERIAL AS PER OWNER



**THISTLE 3-PLEX**  
1126 EAST THISTLE STREET  
SALT LAKE CITY, UTAH

**BUILDING SECTION**

**A3.2**







# Special Exception

## NOTICE OF APPLICATION

 Planning Commission

 Historic Landmark Commission

### OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:

Project Name:

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Type of Special Exception Requested:  
Setback Special Exception

Address of Subject Property:  
1126 East Thistle Street, Salt Lake City, Utah

Name of Applicant: Gary Knapp	Phone: 801-936-1343
----------------------------------	------------------------

Address of Applicant:  
45 East Center Street, STE 202 North Salt Lake, Utah 84054

E-mail of Applicant: garyk@jzw-a.com	Cell/Fax: 8016572784
---	-------------------------

Applicant's Interest in Subject Property:

Owner     Contractor     Architect     Other:

Name of Property Owner (if different from applicant):  
Michael Colligan

E-mail of Property Owner: mcolligan@laytonconstruction.com	Phone: 8015732170
---	----------------------

**Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

### REQUIRED FEE

Filing fee of **\$265**, plus additional cost of postage for mailing notice to abutting property owners and tenants

### SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

*Gary Knapp*

Date:

05-24-2021

SALT LAKE CITY PLANNING



**SUBMITTAL REQUIREMENTS**

Staff Review

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | <p><b>1. Project Description</b> (please electronically attach additional sheets)</p> <p>Written description of your proposal and special exception you are requesting; with how the proposal meets the requirements in the list of standards found in Section <a href="#">21A.52</a> of the ordinance (or Section <a href="#">21A.06.050</a> if in the local historic district or landmark site).</p> |
| <input type="checkbox"/> | <p><b>2. Minimum Plan Requirements</b></p> <p><input checked="" type="checkbox"/> A digital (PDF) copy of each plan and elevation drawing</p>  |
| <input type="checkbox"/> | <p><b>3. Site Plan</b></p> <p><input checked="" type="checkbox"/> Site plan (see <a href="#">Site Plan Requirements</a> flyer for further details)</p>   |
| <input type="checkbox"/> | <p><b>4. Elevation Drawing</b> (if applicable)</p> <p><input checked="" type="checkbox"/> Detailed elevation, sections and profile drawings with dimensions drawn to scale</p>   |
| <input type="checkbox"/> | <p><input checked="" type="checkbox"/> Type of construction and list the primary exterior construction materials</p>   |
| <input type="checkbox"/> | <p><input checked="" type="checkbox"/> Number, size, and type of dwelling units in each building, and the overall dwelling unit density</p>  |

**AVAILABLE CONSULTATION**

➔ Planners are available for consultation prior to submitting this application. Please email [zoning@slcgov.com](mailto:zoning@slcgov.com) if you have any questions regarding the requirements of this application.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

GK \_\_\_\_\_ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.



Thistle 3-Plex  
1126 East Thistle Street  
Salt Lake City, UT  
May 24, 2021

Salt Lake City Planning Department  
451 South State Street, Room 215  
Salt Lake City, UT 84114-5480

### **Special Exception Project Description**

The project description for the special exception is to reduce the east property line setback from a 10'-0" to 5'-0". The property is a triangle and technically does not have a rear yard setback. The building rear faces the east property line so the east property line acts as a rear yard. This lot is particularly challenging due to the irregular shape and the location of the private street to the lot.

The proposed building has three townhome units which is acceptable for a lot that size. One of the challenges is that the lot gets skinnier as it moves south and restricts the amount of room needed for entry to the garage on the south unit. A 10'-0" setback would make it difficult for a car to have adequate access to the garage. The proposed 5'-0" setback still allows for a car to have the access necessary to the garage.

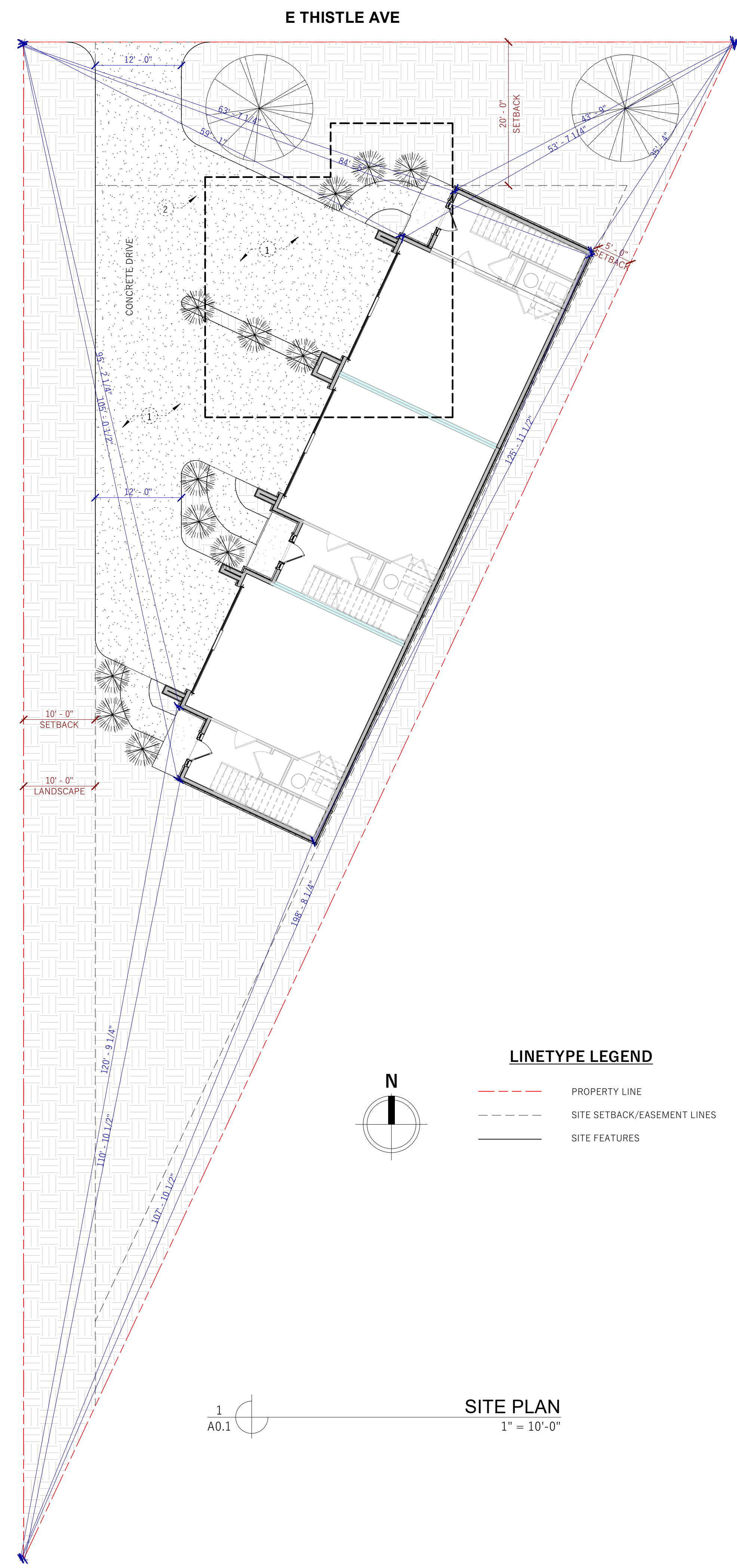
The proposed building also has balconies from the second level off the rear of the building. These balconies project 3'-0" into the proposed 5'-0" setback. This special exception would allow for these balconies to project over the proposed setback as stated.



GENERAL NOTES - SITE PLAN	
A	SEE GENERAL PROJECT NOTES, ROOF PLAN AND/OR FRAMING PLAN FOR ROOF PITCHES, ROOF BEARING AND STRUCTURAL REQUIREMENTS.
B	CONCRETE TO SLOPE AWAY FROM BUILDING AT 2% SLOPE MIN.
C	THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0". SURFACE WATER WILL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. CONTRACTOR TO DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES
D	ALL ROOF DRAINAGE SHALL BE DETAINED ON SITE OR ROUTED THROUGH ON-SITE DRAINAGE FACILITIES.
E	PROVIDE 50"x20" CONSTRUCTION ENTRANCE W/8" COMPACTED CLEAN GRAVEL. ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE THE AMOUNT OF SEDIMENT TRACKED ONTO ROADWAYS
F	INSTALL CONSTRUCTION ENTRANCE AT ANY POINT OF INGRESS OR EGRESS AT THE CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
G	CLEAR AND GRUB AREA AND GRADE TO PROVIDE SLOPE FOR DRIVEWAY, OR ACCESS/INTERSECTION. IF ADJACENT TO WATERWAY, USE A MAXIMUM SLOPE OF 2%
H	COMPACT SUBGRADE AND PLACE FILTER FABRIC IF REQUIRED
I	PLACE COARSE AGGREGATE, 1 TO 2 INCHES SIZE, TO A MINIMUM OF 6 INCHES FOR COMMERCIAL PROJECTS, AND 4 INCHES FOR RESIDENTIAL PROJECTS.
J	INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
K	INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
L	REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
M	EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC, AND OFF SITE STREET PARKING AND PREVENT EROSION AT DRIVEWAY.
N	ALL FOUNDATION WALLS TO BE 6" MIN. ABOVE FINISH GRADE
O	MINIMUM 4-MIL. POLYETHYLENE VAPOR BARRIER OVER INSULATION ON THE EXTERIOR WALLS AND UNVENTED ROOF CEILINGS.
P	ALL CONCRETE USED TO BE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
Q	CONTRACTOR TO SURVEY THE TOP OF FOUNDATION AND PROVIDE HEIGHT VERIFICATION ONCE POURED.

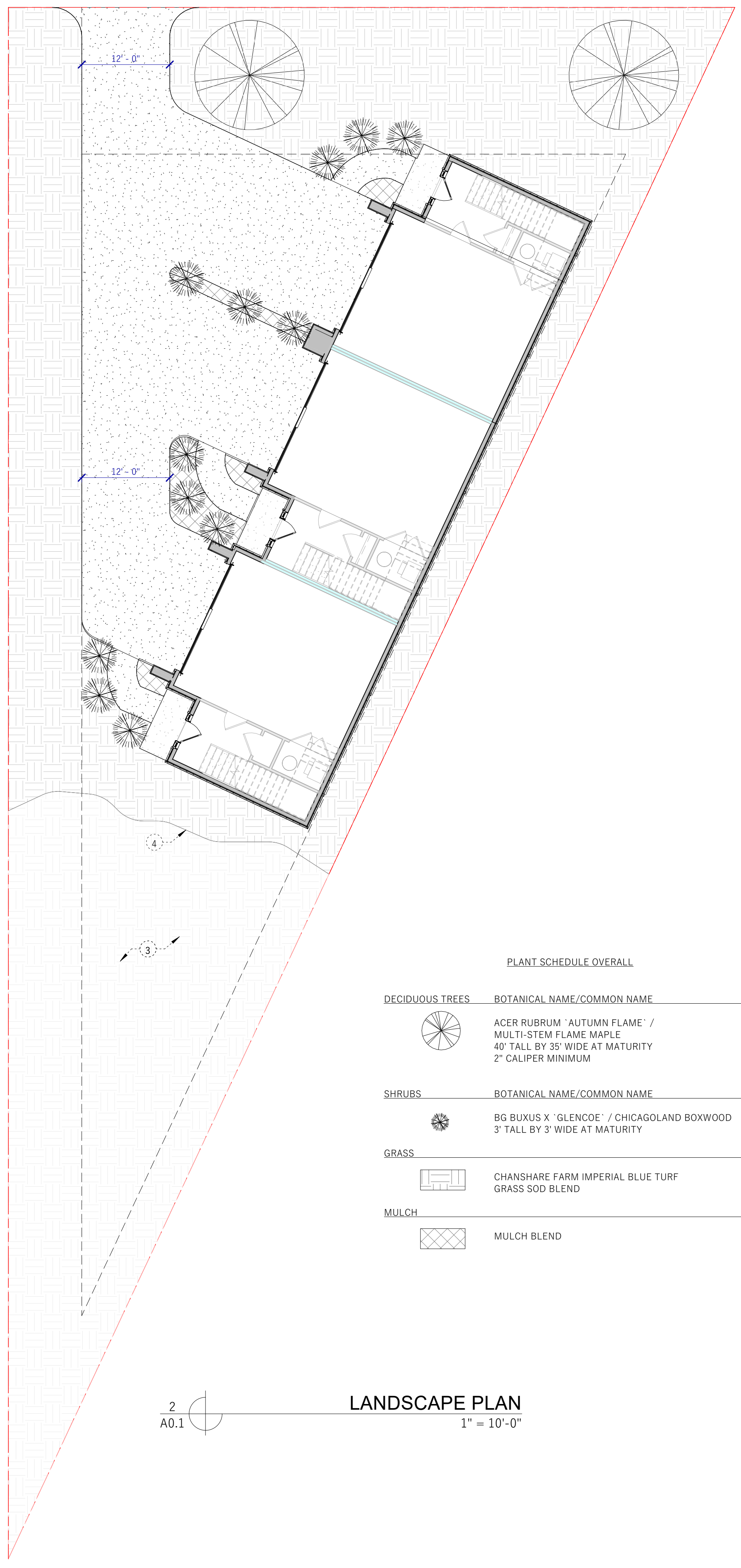
KEYED NOTES	
1	CONCRETE DRIVE, SEE GENERAL CONCRETE NOTES. PROVIDE REQUIRED EXPANSION JOINTS.
2	DASHED LINES HERE REPRESENT EXISTING BUILDING TO BE DEMOLISHED
3	EXISTING FOLIAGE TO REMAIN
4	LINE HERE TO REPRESENT CHANGE FROM PROPOSED LANDSCAPE TO EXISTING

LINETYPE LEGEND	
	PROPERTY LINE
	SITE SETBACK/EASEMENT LINES
	SITE FEATURES



1  
A0.1  
SITE PLAN  
1" = 10'-0"

E THISTLE AVE



2  
A0.1  
LANDSCAPE PLAN  
1" = 10'-0"

PLANT SCHEDULE OVERALL		
DECIDUOUS TREES	BOTANICAL NAME/COMMON NAME	QTY
	ACER RUBRUM 'AUTUMN FLAME' / MULTI-STEM FLAME MAPLE 40' TALL BY 35' WIDE AT MATURITY 2" CALIPER MINIMUM	2
SHRUBS	BOTANICAL NAME/COMMON NAME	QTY
	BG BUXUS X 'GLENCOE' / CHICAGOLAND BOXWOOD 3' TALL BY 3' WIDE AT MATURITY	12
GRASS		OVERALL
	CHANSARE FARM IMPERIAL BLUE TURF GRASS SOD BLEND	3,438 SQ. FT.
MULCH		OVERALL
	MULCH BLEND	152 SQ. FT.



# ATTACHMENT F: ZONING STANDARDS & ANALYSIS

**Existing Conditions:**

The site is currently occupied by a vacant residential structure that the HLC previously determined was considered a non-contributing building in the historic district.

**RMF-35 – Moderate Density Multi-Family Residential District**

*The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.*

**Zoning Ordinance 21A.24.130: RMF-35 – Moderate Density Multi-Family Residential District**

Standard	Finding	Rationale
<b>Minimum Lot Area and Lot Width: Single-family attached dwellings</b>  - Minimum Lot Area: 9,000 square feet for 3 units  - Minimum Lot Width: 80 feet	Complies	Lot Area: 10, 455 square feet  Lot Width: 97.5 feet
<b>Maximum Building Height:</b> - The maximum building height is 35 feet measured to top of the parapet	Complies	Proposed height: 34 feet
<b>Minimum Yard Requirements:</b> - Front: Twenty feet (20') - Interior Side: Ten feet (10'). - Rear: 25% of lot depth, but not less than 20 feet and need not exceed 25 feet.	Front yard complies but side yard does not. Special Exception approval has been requested for the reduced side yard.	Front: 20 feet Side: 10 feet and 5 feet Rear: N/A  The HLC has the decision-making authority for a Special Exception request for a decreased side yard (east side) requirement. The applicant has requested a side yard of five feet. For reasons previously noted, Planning Staff supports the reduced side yard request.
<b>Maximum Building Coverage:</b> - The surface coverage for all principal and accessory structures shall not exceed sixty percent (60%) of the lot area for multifamily dwellings.	Complies	The site plan indicates that maximum building coverage will be approximately 18%.



**ATTACHMENT H: ANALYSIS OF NEW CONSTRUCTION STANDARDS  
& MULTI-FAMILY DESIGN GUIDELINES**

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# STANDARDS & DESIGN GUIDELINES FOR NEW CONSTRUCTION IN A HISTORIC DISTRICT

## H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)

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

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

[Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction](#)

Design Standards for New Construction	Design Guidelines for New Construction	Analysis - Complies/Does Not Comply
<p><u>1. Settlement Patterns &amp; Neighborhood Character</u>  <b>a. Block and Street Patterns</b>                      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>Settlement Patterns &amp; Neighborhood Character</b>  <b>Block, Street &amp; Site Patterns - Design Objective</b>                      The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.</p> <p><b>12.1</b> The historic plan of streets and alleys, essential to the historic character of a district and setting, should be preserved and promoted. Consider the following:</p> <ul style="list-style-type: none"> <li>• Retain the historic pattern of smaller streets and alleys as a particular characteristic of the street block.</li> <li>• Reinstate sections of secondary street and/or alleys where these have been lost.</li> <li>• Design for the particular street patterns of e.g. Capitol Hill.</li> <li>• Respect and retain the distinctive tighter pattern of streets and alleys in The Avenues.</li> <li>• Refer to the specific design guidelines for the historic district for additional details and considerations.</li> </ul> <p><b>12.2</b> The historic street pattern, as the unifying framework for a varied range of lot sizes and buildings, should be preserved and reinforced.</p> <ul style="list-style-type: none"> <li>• Retain historic alignments and widths wherever possible.</li> <li>• Plan the site to avoid adversely affecting the historic integrity of this pattern.</li> </ul> <p><b>12.3</b> The historic street pattern, including the network of public and private ways within the street block, should be retained and reinforced.</p> <ul style="list-style-type: none"> <li>• Secondary streets and alleys maintain the historic permeability within the street block as a means of access and a historic setting for:</li> <li>• Direct and quieter street frontage for smaller buildings.</li> <li>• Rear access to the property and to accessory buildings.</li> <li>• An attractive focus for community social interaction.</li> <li>• An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood.</li> </ul>	<p><b>Staff Analysis – Complies</b></p> <p>The design of the project preserves the loose block pattern historically established on this small stretch of Thistle Avenue. There will be no change to the urban residential patterns created by the streets or alleys that provide the basic framework for the proposed multifamily buildings. The historic street pattern will be retained. The proposed project sits at the center of the block and fits into the scale and size of the historic block and street development pattern.</p>



<p><u>1. Settlement Patterns &amp; Neighborhood Character</u>  <b>b. Lot and Site Patterns</b> 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><b>12.4</b> The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate ‘fine grain’ of the neighborhood.</p> <ul style="list-style-type: none"> <li>• Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern.</li> </ul> <p><b>12.5</b> A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns.</p> <ul style="list-style-type: none"> <li>• Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages.</li> <li>• Site a taller building away from nearby small scale buildings.</li> <li>• A corner site traditionally might support a larger site and building.</li> <li>• A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale.</li> <li>• Respect and reflect a lower scale where this is characteristic of the inner block.</li> </ul>	<p><b>Staff Analysis – Complies</b></p> <p>The established pattern and scale of lots on Thistle Avenue is not reflective of the historic pattern of lots elsewhere in the University Historic District. The proposed building would be built on the existing lot which has existed since well inside the historic period.</p> <p>The proposed new building is sited diagonally on the lot for two reasons. The first is because of the unique triangular shape of this particular property. In order to create enough space for drive access to all three units, it is necessary to orient the building along the east property line. Second, orienting the building along the west property line would align building square with Thistle Avenue, but for would also place the building much closer to the existing buildings west of the property, potentially creating negative effects on the backyard privacy of those buildings.</p>
<p><u>1. Settlement Patterns &amp; Neighborhood Character</u>  <b>c. The Public Realm</b>  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><b>The Public Realm - Design Objective</b>  A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.</p> <p><b>12.6</b> A new building should contribute in a creative and compatible way to the public and the civic realm.</p> <p><b>12.7</b> A building should engage with the street through a sequence of public to semi-private spaces.</p> <p><b>12.8</b> A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting.</p> <ul style="list-style-type: none"> <li>• Reflect and/or strengthen adjacent building quality, setbacks, heights and massing.</li> <li>• Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys.</li> </ul> <p><b>12.9</b> A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets.</p> <ul style="list-style-type: none"> <li>• The street character will also depend on the adjacent street blocks and frontage.</li> <li>• Building setbacks may be different.</li> <li>• The building scale may also vary between the streets.</li> </ul>	<p><b>Staff Analysis – Complies</b></p> <p>As stated above, the constraints imposed by this lot shaped the layout and siting of the building. The Thistle Avenue streetscape isn’t well-established by the existing buildings. The proposed building meets the required 20 foot front yard setback for buildings in the RMF-35 zone, and engages the the Thistle Avenue streetscape in a similar way as the existing buildings. The scale and height of the building is compatible with the heights of the other contributing mid-century apartment buildings on Thistle Avenue.</p>



1. Settlement Patterns & Neighborhood Character

**d. Building Placement** Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.

**Building Placement, Orientation & Use - Design Objective**

A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.

**12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.

**12.11** The front and the entrance of the building should orient to and engage with the street.

- A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.
- An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.

**12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.

**12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following:

- Reducing the bulk and the scale of the building.
- Configuration for residential amenity and casual social interaction.
- Shelter from traffic and traffic noise.
- Plan for solar access and seasonal shade.
- Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.

**12.14** Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views.

- Locate and design to preserve neighboring privacy.
- Plan and design for landscape amenity and best practices in sustainable design. (PART IV)

**12.15** Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale.

- Private space should be contiguous with the unit.
- Private space should be clearly distinguished from common open space.

**12.16** Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design.

- See Guidelines for Sustainable Design (PART IV)

**Staff Analysis – Complies**

Again, the constraints imposed by this lot shaped the layout of the building. The Thistle Avenue streetscape isn't well-established by the existing buildings. The proposed building meets the required 20 foot front yard setback for buildings in the RMF-35 zone, and engages the Thistle Avenue streetscape in a similar way as the existing buildings. The scale and height of the building is compatible with the heights of the other contributing mid-century apartment buildings on Thistle Avenue.



<p><u>1. Settlement Patterns &amp; Neighborhood Character</u></p> <p><b>e. Building Orientation</b></p> <p>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><b>12.10</b> The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p><b>12.11</b> The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> <li>• A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.</li> <li>• An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.</li> </ul> <p><b>12.15</b> Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale.</p> <ul style="list-style-type: none"> <li>• Private space should be contiguous with the unit.</li> <li>• Private space should be clearly distinguished from common open space.</li> </ul> <p><b>12.16</b> Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design.</p> <ul style="list-style-type: none"> <li>• See Guidelines for Sustainable Design (PART IV)</li> </ul>	<p><b>Staff Analysis – Complies</b></p> <p>The existing apartment buildings on Thistle Avenue do not have a consistent pattern of entrances addressing the street face. The entrances to the proposed building will face Thistle Avenue diagonally, but they will be clearly apparent from the street, more so than the entrances of the existing buildings on the street.</p>
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2. Site Access, Parking & Services

**a. Site Access**

The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.

**(1) Pedestrian**

Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.

**(2) Vehicular**

Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.

**Site Access, Parking & Services - Design Objective**

The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.

**12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.

**12.17** The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s.

- Avoid combining with any vehicular access or drive.
- Provide direct access to the sidewalk and street.
- Landscape design should reinforce the importance of the public entrance.

**12.18** Where the secondary street or alley network is available, rear public access should be retained and used.

- Residential access options to the site and building should be retained and/or maximized.
- Alternative vehicular access from secondary streets and alleys should be retained and reused.

**12.19** Bicycle parking should be situated so that it is convenient and readily accessible within or immediately adjacent to the building, including design for secure storage.

**12.20** Convenient storage space for each residential unit should be included to obviate the use of personal outdoor balcony space for bicycle and other storage

**12.21** A vehicular access and drive should not be combined with a pedestrian access and entrance.

- Place vehicle access away from commercial uses such as cafe, restaurant or retail.

**12.22** A vehicular access and driveway should be discreetly placed to the side or to the rear of the building.

- A vehicular entrance which incorporates a ramp should be screened from street views.
- Landscape should be designed to minimize visual impact of the access and driveway.

**12.23** A single curb cut or driveway should not exceed the minimum width required.

- Avoid curb cuts and driveways close to street corners.

**12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.

- Curb cuts should be shared between groups of buildings and uses where possible.
- Joint driveway access is encouraged.

**Staff Analysis – Will Comply**

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.

There is one prominent front entrance for the unit closest to Thistle Avenue, with the entrance to the south unit being a mirror image to the front. The entrance to the middle unit is recessed from the front wall and is differentiated from the primary wall plane by a change in wall material. Each entry is covered by a canopy element that also serves as a balcony for each unit. Staff has suggested a direct walkway from the front entrance to Thistle Avenue separate from the driveway.

Vehicular access could be modified if the building were to be moved to the west side of the lot, though this option has not been fully explored due to potential negative effects on the neighbors' privacy as mentioned earlier in this report. The applicants have expressed a willingness to revise their landscaping to break up the visual impact of the concrete driveway with more landscaping, permeable pavers, or something similar.



	<p><b>12.25</b> Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.</p> <ul style="list-style-type: none"> <li>• Surface parking areas should be screened from views from the street and adjacent residential properties.</li> </ul>	
<p><u>2. Site Access, Parking &amp; Services</u>  <b>b. Site and Building Services and Utilities.</b> 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><b>Site &amp; Building Services &amp; Utilities - Design Objective</b>  The visual impact of common and individual building services and utilities, as perceived from the public realm and nearby buildings, should be avoided or completely integrated into the design of the building.</p> <p><b>12.26</b> Utility areas and other ground level building services should be situated away from the frontage of the building.</p> <ul style="list-style-type: none"> <li>• Screen from street views and adjacent buildings.</li> <li>• Integrate these facilities with the architecture of the building through design, color and the choice of materials.</li> </ul> <p><b>12.27</b> Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views.</p> <ul style="list-style-type: none"> <li>• Locate the utility equipment within an architectural screen or dedicated housing.</li> <li>• Enclose the facility within a roof that is an integral part of the building.</li> <li>• Select and locate the utility equipment so that it is not seen from adjacent primary and secondary streets.</li> <li>• Finish to match the building where visibility might occur.</li> </ul> <p><b>12.28</b> Mechanical services should be acoustically screened from nearby residential properties.</p> <ul style="list-style-type: none"> <li>• Screening should be compatible with and also integrated into the design of the building.</li> </ul> <p><b>12.29</b> Small utilities, such as air conditioning units, should be located away from primary and secondary facades of the building, unless integrated and fully concealed as part of the building design.</p> <ul style="list-style-type: none"> <li>• Avoid placing AC or other equipment in balcony spaces.</li> </ul> <p><b>12.30</b> Exhaust and intake vents and pipes on facades and roofscapes should be avoided through early and coordinated planning of facilities for common utility systems.</p> <ul style="list-style-type: none"> <li>• Coordinate, group and screen from view where any might penetrate the facade.</li> <li>• Finish to match the facade color unless specifically designed as a detailed architectural embellishment.</li> </ul> <p><b>12.31</b> Cellular phone and other antennae, and associated equipment, should not be visible from the public way.</p> <ul style="list-style-type: none"> <li>• Plan for common satellite TV equipment, with positioning to avoid or minimize any visual impact.</li> </ul>	<p><b>Staff Analysis – Will comply</b></p> <p>Planning Staff discussed this standard with the applicant early. Utilities and site/building services (such as HVAC systems) will be 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><u>3. Landscape and Lighting</u>  <b>a. Grading of Land</b>  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>Front Yard Landscape - Design Objective</b>  The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.</p> <p><b>12.32</b> The front yard landscaping for a new multifamily building should coordinate with historic and/or established patterns.</p> <ul style="list-style-type: none"> <li>• Evaluate existing historic patterns and character.</li> <li>• Design a creative complement to the established historic character.</li> </ul> <p><b>12.33</b> Landscape walls and fences perpendicular to the street, which could separate front yards, should be minimized or avoided where this separation is not an inherent part of the established topographic or historic character.</p> <ul style="list-style-type: none"> <li>• Retaining walls provide significant opportunity for creative design and natural materials, when they are a characteristic of the setting.</li> <li>• Where retaining walls are a part of established historic character, avoid excessive retaining wall height by terracing a change in grade.</li> <li>• Design any fencing to be low and transparent in form.</li> </ul> <p><b>12.34</b> Where it is a characteristic of the street, a front yard should be designed and graded to reflect this pattern, retaining the relationship and continuity of open space, and the sense of progression from public to private space.</p> <ul style="list-style-type: none"> <li>• Reflect the historic grading and landscaping of the area between the street pavement and the building.</li> <li>• The building should readily engage with the street and public realm.</li> </ul>	<p><b>Staff Analysis – Complies</b></p> <p>The subject site is relatively flat and will require minimal grading.</p> <p>The existing vegetation on the adjacent hillside will remain.</p> <p>There are no landscape walls or retaining walls included as part of this proposal.</p> <p>Interaction between the proposed units and the public way will reflect the historic context and block face. The traditional pattern of public and private interaction on the street is not established on this block.</p>
<p><u>3. Landscape and Lighting</u>  <b>b. Landscape Structures</b> Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.</p>	<p><b>Front Yard Landscape - Design Objective</b>  The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.</p> <p><b>12.35</b> Where a new multifamily building includes another use/s, such as restaurant or café, seating should be considered as part of the landscape design for front yard area and/or sidewalk.</p> <ul style="list-style-type: none"> <li>• Design any seating as a creative element of the landscape design.</li> <li>• Low walls in the landscape design can provide the opportunity for integrated informal seating.</li> <li>• Use ergonomic and durable materials in the design and choice of seating, e.g. wood &amp; metal.</li> </ul>	<p><b>Staff Analysis – Complies</b></p> <p>No landscape structures, arbors, walls, or fences are included as part of this proposal.</p>



3. Landscape and Lighting

**c. Lighting**

Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.

**Lighting - Design Objective**

External lighting of the building and site should be carefully considered for architectural accent, for basic lighting of access and service areas, and to avoid light trespass.

**12.36** Exterior lighting should be discreetly designed to illuminate entrances and exterior spaces such as balconies, terraces or common spaces.

- Design to avoid light trespass beyond the area to be lit.
- Design for creative and discrete task lighting.

**12.37** Where architectural lighting is appropriate, it should be designed to strengthen the historic context, providing selective visual accent to specific elements of the primary facades, using discreet and creatively designed light fittings.

- Avoid general illumination of a façade or undue prominence of an individual building, since this will detract from the nighttime character of the historic setting.
- Design building light fixtures for architectural quality and durability.
- Shield architectural illumination at higher levels to avoid a view of any exposed light source from the street or adjacent occupied space.

**12.38** Building lighting should be discreetly designed to integrate, in design, location and choice of fittings, with the architecture of the building.

**12.39** Landscape lighting should be designed discreetly and creatively to enhance pathways and entrances, while accentuating planting design.

- Light specific design features.
- Avoid light trespass and glare.

**12.40** Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view from all streets and adjacent properties.

- Plan and design supply runs at an early stage to avoid external surface conduit and equipment.
- Conceal within, or integrate with, the design of the building.

**12.41** Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties.

- Use effective 'cut-off' shields to confine light spread.
- Position light fittings to reduce public visibility.
- Choose fittings and finishes that complement the design of the building.

**Staff Analysis – Complies**

All lighting will need to be designed as appropriate for a residential development of this nature in compliance with this standard and associated design guidelines. Light trespass to adjacent properties will be avoided to the extent possible.



#### 4. Building Form and Scale

##### **a. Character of the Street Block**

The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.

##### **(1) Height**

The height of the project reflects the character of the historic context and the block face.

Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.

##### **(2) Width**

The width of the project reflects the character of the historic context and the block face.

Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face.

##### **(3) Massing**

The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.

##### **(4) Roof Forms**

The building incorporates roof shapes that reflect forms found in the historic context and the block face.

#### **Building Form & Scale - Design Objective**

The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context.

**12.42** A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade.

- Subdivide a larger mass into smaller “modules” which are similar in size to buildings seen traditionally.
- The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale.

**12.43** A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following:

- Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays.
- Design a solid-to-void (wall to window/door ratio that is similar to that seen traditionally.
- Design window openings that are similar in scale to those seen traditionally.
- Articulate and design balconies that reflect traditional form and scale.
- Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types.
- Use building materials of traditional dimensions, e.g. brick, stone, terracotta.
- Choose materials that express a variation in color and/or texture, either individually or communally.

**12.44** A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.

**12.45** The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context.

- The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context.
- Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the facade below.
- A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.

**12.46** The secondary elements, patterns and modeling of the facade composition should

reinforce the massing and scale established by the primary elements of the facade/s.

- Design a fenestration pattern and a window scale that reflect those of the context and historic district.
- Arrange and design balconies to articulate the architecture of both the primary and secondary facades.
- In a taller structure, design the ground floor/s to differentiate in stature, plane, detailing and/ or materials from the facade above.
- Express the ‘base’ for the front facade/s of the building through primary architectural elements and patterns, e.g. entrance/porch/portico, fenestration.
- Reinforce this definition through detailing and materials.

#### **Staff Analysis – Complies**

The proposed building is similar in scale to the scale established by the buildings comprising the current Thistle Avenue streetscape.

##### Height

The height of the project reflects the character of the historic context and block face.

##### Width

The width and massing of the building has been subdivided into smaller “modules” which are similar in size to buildings seen traditionally. Other contributing buildings on the street are not broken up in such a way but are similar in width and massing to the proposed building.

##### Roof Forms

The flat roof form with parapet is both a typical roof form for multifamily buildings as well as reflective of other nearby multifamily buildings.



- Design a distinct ‘foundation’ course for the primary and secondary facades, employing a combination of wall plane, materials, texture and/or color.
- In a taller structure, consider defining a top floor by a distinct variation in design treatment as part of an architectural hierarchy in the design of the facade.

**12.47** Respect the role that architectural symmetry can play in the form of the established historic street frontage and wider setting.

- This can be effective in composing the modulation of a wider façade, helping to integrate this within a smaller scale setting.
- Evaluation of historic apartment façade symmetry, or asymmetry, will provide valuable direction and inspiration.

**Height - Design Objective**

The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.

**12.48** The building height should be compatible with the historic setting and context.

- The immediate and wider historic contexts are both of importance.
- The impact upon adjacent historic buildings will be paramount in terms of scale and form.

**12.49** Characteristic of traditional buildings types and context, the first two floors should be designed with greater stature.

**12.50** Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building.

- Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district.
- Restrict maximum building height to particular sections of the depth and length of the building.

**12.51** The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.

**12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale.

- Design a distinctive and a taller first floor for the primary and secondary facades.
- Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest.
- Design a hierarchy of window height and/or width, when defining the fenestration pattern.
- Consider designing for a distinctive projecting balcony arrangement and hierarchy.
- Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.



**Width - Design Objective**

The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.

**12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context.

- Reflect the modulation width of larger historic apartment buildings.
- If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context.
- Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.

**Massing**

**12.54** The overall massing of a new multifamily building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context.

- Modulate the building where height and scale are greater than the context.
- Arrange the massing to step down adjacent to a smaller scale building.
- Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context.

**Roof Forms**

**12.55** The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district.

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



**5. Building Character**

**a. Façade Articulation and Proportion**

The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a depth of not less than 12 inches.

**(1) Rhythm of Openings**

The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.

**(2) Proportion and Scale of Openings**

The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face.

**(3) Ratio of Wall to Openings**

Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.

**(4) Balconies, Porches, and External Stairs**

The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.

**Façade Articulation, Proportion & Visual Emphasis - Design Objective**

The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades.

**12.56** Roof forms should reflect those seen traditionally in the block and within the historic district.

- Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings.
- Gable and hip roofs are characteristic of the roof forms of smaller scale buildings in most residential historic areas, and in specific styles of historic apartment buildings.
- Where it is expressed, roof pitch and form should be designed to relate to the context.
- In commercial areas, a wider variety of roof forms and building profiles may be evident, providing a more eclectic architectural context, and wider range of potential design solutions.
- Consider roof profiles when planning the location and screening of rooftop utilities.

**12.57** Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood.

- The “overall proportion” is the ratio of the width to the height of the building, especially the front facade.
- The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis.
- With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm.
- See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and façade proportions.

**12.58** To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following:

- Vary the planes of the façade for all or part of the height of the building.
- Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings.
- Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood.
- Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements.
- Vary the planes of the primary and secondary facades to articulate further modeling of the composition.
- Design for a distinctive form and stature of primary entrance.
- Compose the fenestration in the form of vertically proportioned windows.
- Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis.

**Staff Analysis – Complies**

The design of the project reflects patterns of articulation and proportion established in the historic context and the midcentury style buildings comprising the block face.

The overall proposed design is a modern interpretation of traditional multifamily design. The units are articulated with various setbacks and building design features to avoid a monolithic appearance for a more human oriented design than that evident in the surrounding buildings.

The rhythm, proportion, and scale of openings is commensurate with those of the surrounding buildings, and does not read as out of the ordinary for the immediate area or district.

Balconies and porches are incorporated into the design and are reflective of similar developments in the district.



**12.59** A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following:

- The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale.
- Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate.
- Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades.
- Design a distinct foundation course.
- Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade.
- Design the fenestration to create and/or reflect the hierarchy of the façade composition.
- Change the materials and/or color to distinguish the design of specific levels.

**Solid to Void Ratio, Window Scale & Proportion - Design Objective**

The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale.

**12.60** The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following:

- Achieve a balance, avoiding areas of too much wall or too much window.
- Large surfaces of glass can be inappropriate in a context of smaller residential buildings.
- Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context.
- Window mullions can reduce the apparent scale of a larger window.
- Window frame and mullion scale and profiles should be designed to equate with the composition.

**12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.

**Fenestration - Design Objective**

The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context.

**12.62** Public and more important interior spaces should be planned and designed to face the street.

- Their fenestration pattern consequently becomes a significant design element of the primary facade/s.
- Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms.



- 12.63** The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area.
- Design for a similar scale of window and window spacing.
  - Reflect characteristic window proportions, spacing and patterns.
  - Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context.
  - Arrange and/or group windows to complement the symmetry or proportions of the architectural composition.
  - Emphasize the fenestration pattern by distinct windows reveals.
  - Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.

**Balconies & Entrance - Design Objective**

The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.

- 12.64** Balconies, encouraged as individual semipublic outdoor spaces, should be designed as an integral part of the architectural composition and language of the building.
- Use projecting and/or recessed balcony forms to complement and embellish the design composition of the facades, and to establish visual emphasis and architectural accent.
  - Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building.
  - Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures.
  - Select and design balcony materials and details as a distinct enrichment of the building facade/s.

- 12.65** An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade.
- Design for greater stature to enhance visual focus, presence and emphasis.
  - Design for a distinct identity, using different wall planes, materials, details, texture and color.
  - Consider designing the name of the apartment building into the facade or the porch/stoop.

**12.66** A secondary or escape stairway should be planned and designed as an integral part of the overall architecture of the building, and positioned at or towards the rear of the building.



**6. Building Materials, Elements and Detailing**

**a. Materials**

Building facades, other than windows and doors, incorporate no less than 80% durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.

**b. Materials on Street-facing Facades**

The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.

**Materials - Design Objective**

The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.

**12.67** Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used.

- This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district.
- The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design.
- Creative design, based on analysis of the context, will be invaluable in these respects.

**12.68** Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used.

- Use external materials of the quality, durability and character found within the historic district.

**12.69** Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following:

- Use brick and/or natural stone, in preference to less proven alternatives for these areas.
- Limit panel materials to upper levels and less public facades.
- Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate.
- Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics.

**12.70** Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building.

- Avoid materials which merely create the superficial appearance of authentic, durable materials.
- The weathering characteristics of materials become important as the building ages, in that they should compliment rather than detract from the building and historic setting as they weather and mature.
- New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.

**Staff Analysis – Complies**

Building materials include fiber cement lap siding, fiber cement board & batten siding, brick veneer, cement stucco (no EIFS), composite windows in several different configurations, metal/glass front entry and balcony doors, metal railings on second story balconies, and aluminum and glass garage doors.

Building facades incorporate no less than 80% durable material. The proposed materials reflect those found elsewhere in the district and/or setting in terms of scale and character. No vinyl or aluminum siding is proposed.



**6. Building Materials, Elements and Detailing**

**c. Windows**

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

**Windows - Design Objective**

The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context.

**12.71** Windows should be designed to be in scale with those characteristic of the building and the historic setting.

- Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and affinity with buildings in the district.
- Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale.

**12.72** Windows with vertical proportion and emphasis are encouraged.

- A vertical proportion is likely to have greater design affinity with the historic context.
- It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context.
- See also the discussion of the character of the relevant historic district and architectural styles. (PART I)

**12.73** Window reveals should be a characteristic of masonry and most public facades.

- These help to express the character of the facade modeling and materials.
- Window reveals will enhance the degree to which the building integrates with its historic setting.
- A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade.
- This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds.
- A hierarchy of window reveals can effectively complement the composition of the fenestration and facades.

**12.74** Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

- Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade.
- Durable frame construction and materials should be used.
- Frame finish should be of durable architectural quality, chosen to compliment the building design.
- Vinyl should be avoided as a non-durable material in the regional climate.
- Dark or reflective glass should be avoided.
- See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I).

**Staff Analysis – Complies**

The proposed windows are a combination of single-hung, casement and fixed sash types. The material used will be either aluminum clad wood or fiberglass.

A tripartite design with two single hung vertical windows flanking a fixed window is used here and is commonly seen historically on many building types. Staff worked with the applicant on a revised design that adds windows to the primary façade as well as the street-facing side of the building.

Windows on street-facing facades or windows that are visible from the street are required to be inset into the wall a minimum of at least 3 inches.



6. Building Materials, Elements and Detailing

**d. Architectural Elements and Details**

The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.

**Details - Design Objective**

The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.

**12.75** Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.

- These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details.

**12.76** Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.

- The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative.

**12.77** Creative interpretations of traditional details are encouraged.

- New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building.
- The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.

**Staff Analysis – Complies**

As previously discussed, proposed building features are characteristic of the district and are compatible in terms of immediate setting. This project reflects a modern interpretation of traditional building style and details and is therefore appropriate from an historic perspective.



**7. Signage Location**

Locations for signage are provided such that they are an integral part of the site and architectural design and are complimentary to the principal structure.

**Signs - Design Objective**

Signs for a new multifamily building, and for any non-residential use associated with it, should complement the building and setting in a subtle and creative way, as a further architectural detail.

**12.78** Signs should be placed on the building or the site where they are traditionally located in the historic context.

**12.79** Identify a non-residential use with a sign location, placement, form and design, which relates directly to the ‘storefront’ and window design.

- See also the Design Guidelines for Signs in Historic Districts in Salt Lake City.
- See the Design Guidelines for Historic Commercial Buildings and Districts in Salt Lake City.

**12.80** Signs and lettering should be creatively designed to respect traditional sign scales and forms.

**12.81** Signs for the primary and any secondary use should be designed as an integral part of the architecture of the façade.

- Lettering or graphic motif dimensions should be limited to the maximum required to identify the building and any other use/s.
- Creativity and subtlety are objectives of the design of any sign for a new multifamily building in a historic setting.

**12.82** Signs should take the form of individual lettering or graphic motif with no, or minimal, illumination.

**12.83** Any form of illumination should relate discretely to the sign lettering, and avoid any over-stated visual impact upon any residential use or historic setting.

- The light source should not be visible.
- Internally illuminated lettering and sign boxes should be avoided.
- Internally illuminated lettering using a transparent or translucent letter face or returns should be avoided.
- Where illumination might be appropriate, it should be external and concealed, or in ‘halo’ form.
- Banner or canopy signs are not characteristic and will not be appropriate.

**12.84** Sign materials should be durable and of architectural quality to integrate with the building design.

**12.85** Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building.

**12.86** Refer to the City’s Design Guidelines for Signs in Historic Districts for more detailed and extensive advice.

**Staff Analysis – Complies**

Other than house numbers required by building code, no signage is proposed.



# **ATTACHMENT G: ANALYSIS OF SPECIAL EXCEPTION STANDARDS**

**Section 21A.06.050(C)** authorizes the Historic Landmark Commission to review and approve certain special exceptions for properties located within an H Historic Preservation Overlay District. The applicant has requested two (2) special exceptions as follows:

- i. The applicant requests that the building height be flexible and modified by up to five feet (5') from the average building height on the block face (26'1") to allow for building accommodation of cases where extreme cross slopes exist.
- ii. The applicant requests modifications of interior side yard wall height (maximum 16' in the SR-1A Zone) of up to six and a half feet (6'-6") for a maximum of 22'6", to allow for building accommodation of extreme cross slope conditions, particularly those affected by the area of the natural swale on the property.

Standard	Finding	Rationale
<p><b>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.</b></p>	<p>Complies</p>	<p>The purpose of the H historic preservation overlay district is to:</p> <ol style="list-style-type: none"> <li>1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;</li> <li>2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;</li> <li>3. Abate the destruction and demolition of historic structures;</li> <li>4. Implement adopted plans of the city related to historic preservation;</li> <li>5. Foster civic pride in the history of Salt Lake City;</li> <li>6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;</li> <li>7. Foster economic development consistent with historic preservation; and</li> <li>8. Encourage social, economic and environmental sustainability.</li> </ol> <p>The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood.</p>



		<p>Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.</p> <p>The proposed development will be in harmony with the purposes and regulations of the base zoning district as well as the overlay.</p> <p>This standard is met.</p>
<p><b>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.</b></p>	Complies	<p>The building on the subject property is vacant. Staff has not received any information or evidence indicating that the proposal would substantially diminish or impair the value of the property within the neighborhood. Due to the existing conditions of the property the proposed residential development will most likely increase the value of property in the area. This standard is met.</p>
<p><b>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.</b></p>	Complies	<p>The proposed use is residential consistent with the surrounding residential neighborhood. The applicant is proposing a development that is consistent with standards for new residential construction in a local historic district and is therefore consistent with the character of the area. The proposed residential development will have little if any impact on public health, safety and general welfare. This standard is met.</p>
<p><b>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.</b></p>	Complies	<p>The proposed special exceptions would accommodate development of three residential units on a very unusually shaped lot that would severely limit development of the property. The proposed development requests a reduced side yard setback along the rear of the building to accommodate a building that will be compatible with the surrounding development pattern and at the same time allow for access to the new residential construction. This standard is met.</p>
<p><b>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.</b></p>	Complies	<p>In January 2016, the HLC determined that the existing building on the lot was considered a non-contributing building in the historic district. Staff has found that the proposed development is compatible with the character of other surrounding contributing buildings on the Thistle Avenue streetscape. Staff identified no other significant natural, scenic, or historic features that might be affected. This standard is met.</p>



<b>F. No Material Pollution of Environment:</b> <b>The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.</b>	Complies	There is no foreseen material pollution of the environment. This standard is met.
<b>G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.</b>	Not Applicable	There are no additional standards for these types of special exception requests. This standard is met.



## **ATTACHMENT J: PUBLIC PROCESS AND COMMENTS**

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### **Public Notice**

#### **Notice of the Historic Landmark Commission public hearing for the proposal include:**

- Notices mailed on May 20, 2021.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on May 20, 2021
- Property posted on May 21, 2021.

### **Public Comment**

As of the date this staff report was posted, Planning Staff had received no written or other comments.



## **ATTACHMENT K: CITY COMMENTS**

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Zoning Review Sheet is attached below.



Department of Community Development  
Building Services and Licensing

**ZONING REVIEW CORRECTION SHEET**

**MARCH 8, 2021**

<b>Project Name:</b>	<b>Multifamily ~Triplex</b>	<b>Log Number:</b>	<b>BLD2021-01066</b>
<b>Project Address:</b>	<b>1126 E. Thistle</b>	<b>Zoning District:</b>	<b>RMF-35</b>
<b>Contact Person:</b>	<b>Gary Knapp</b>	<b>Reviewer:</b>	<b>Anika Stonick</b>
<b>Telephone:</b>	<b>801-936-1343</b>	<b>Telephone:</b>	<b>801-535-6192</b>
<b>E-Mail:</b>	<b><a href="mailto:garyk@jzw-a.com">garyk@jzw-a.com</a></b>	<b>E-mail:</b>	<b><a href="mailto:Anika.Stonick@slcgov.com">Anika.Stonick@slcgov.com</a></b>
<b>Fax:</b>		<b>Cell:</b>	<b>385-261-8169</b>

**REVIEW COMMENTS**

Please respond in writing to each of the items below. Revise plans where appropriate. For follow-up review attach written responses to the revised plans and resubmit to this office. During the review process you will be responsible for insuring that all sets of plans submitted for review are maintained in complete and accurate condition. Please call me directly if you have questions or concerns.

1. Project does not have frontage on a public street (21A.36.010.C). And, an interior side yard is proposed to be 5 feet, instead of the required 10 feet (21A.130.E.3.d(1)).

Those two conditions require a Planning Division petition be pursued, likely Special Exceptions per 21A.06.050.C.6.g. Petition to allow site layout as shown, and development of property without public street frontage, must be completed before building permit can be approved for zoning review.

Another condition needing either correction, or to be included with applications for Special Exceptions is balconies proposed at rear of building that are not located in the buildable area of the lot, but are proposed to land in reduced interior side yard (per 21A.36.020.B table, such may project into rear yard only).

Include all conditions needing consideration through Planning Division application (those listed in this memo might not include all such conditions).

Discuss needed petition(s) with staff of Planning Division by reaching them at [zoning@slcgov.com](mailto:zoning@slcgov.com).

Upload approval documents from processes to City Required Forms folder. Ensure that plans for permit request match those approved by Planning.

2. Must obtain Certificate of Appropriateness from the Planning Division (due to project's location within a local historic district). Discuss that process with staff of Planning Division by reaching them at [zoning@slcgov.com](mailto:zoning@slcgov.com).

Upload approval documents from processes to City Required Forms folder. Ensure that plans for permit request match those approved by Planning.



3. On site plan, depict alley and its width. Show roof plan on site plan and show all projections from building (balconies, canopies, etc.). Note property line lengths with accurate information (that matches legal description). And, tell lot square footage and the coverage of lot by building(s)- not to exceed 60% for multifamily.
4. Building height outside FR, FP, R-1, R-2 and SR districts means the vertical distance, measured from the average elevation of the finished lot grade at each face of the building, to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the of the highest gable of a pitch or hip roof.

To document compliance with specific requirement, please identify the finished lot grade elevation at each corner of each face of the building and the average height of each face on the elevation drawings.

5. Project is located in special study area. Provide Site Specific Seismic Hazard Report; upload to Soils, SWPP, and Drainage Reports folder.
6. Parking calculations are needed- tell the minimum required parking for current SFD use. Then, also tell the parking required for proposed use. Refer to parking requirements of 21A.44.030.G.1 table for minimum on-site parking requirements. Provide parking calculations on site plan, project information or cover sheet.
7. Provide landscaping plan for site. Minimum required landscaping is per 21A.48.090.

Show plantings grouped together per hydrozones, with irrigation for those groupings, to be per 21A.48.055.

List selected plantings that meet the requirements noted above, as well as being per 21A.48.050.A.5 (find drought tolerant plants list at link [http://www.slcdocs.com/utilities/PDF%20Files/2013\\_SLCPlantList\\_ver2-1.pdf](http://www.slcdocs.com/utilities/PDF%20Files/2013_SLCPlantList_ver2-1.pdf)).

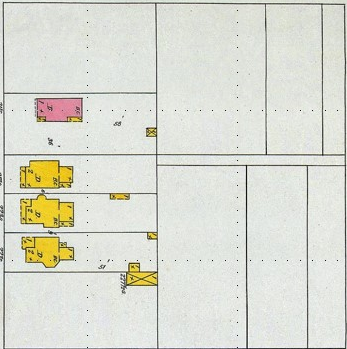
8. Propose required recycling collection station, on site plan; to be per 21A.36.250.D and 21A.36.250.I, with screening per 2A.36.250.J.
9. Access to proposed development appears to be via a private alley. Verify ownership of alley and if private, arrange cross access and shared maintenance agreements with all involved parties. Upload recorded versions of agreements to City Required Forms folder.
10. Pursuant to 21A.36.250.G, submit completed construction waste management plan, sent via email, to the SLC Sanitation Division, [constructionrecycling@slcgov.com](mailto:constructionrecycling@slcgov.com). Documentation of approval is required prior to permit issuance. Find form at link [http://www.slcdocs.com/slcgreen/C&D\\_WMgtPlan.pdf](http://www.slcdocs.com/slcgreen/C&D_WMgtPlan.pdf).
11. Fill out second page of Impact Fees Assessment form to include as exemption available the principal use of structure. Upload to City Required Forms folder.
12. Show on site plan any ground mounted utility boxes involved with project, to be per 21A.40.160.



## **ATTACHMENT D: SANBORN MAPS**

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THISTLE ST. 827

GRANDVIEW AV.

0



1898 Sanborn Maps - Sheet 186

186

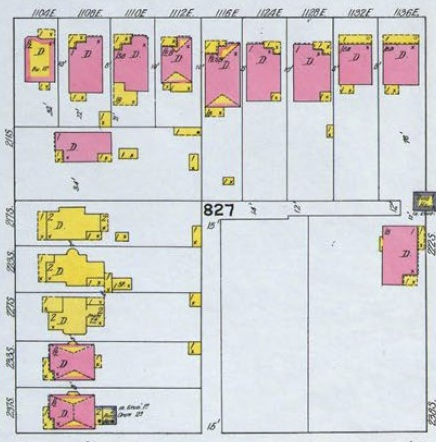
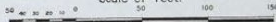
150 1180 302



2<sup>ND</sup>

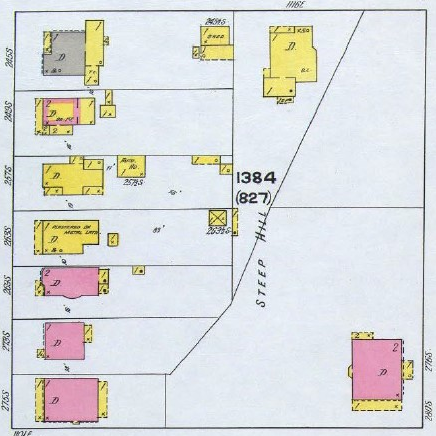
ST. S.

Scale of Feet.



827

THISTLE

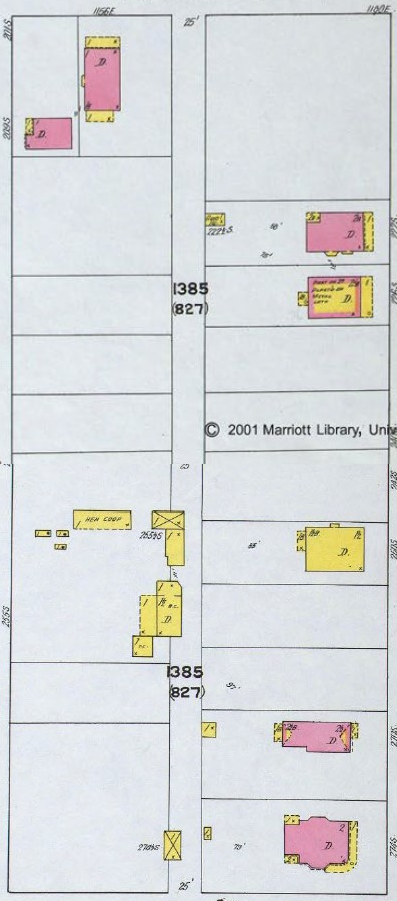


1384  
(827)

STEEP HILL

ELIZABETH

ELIZABETH



1385  
(827)

1385  
(827)

© 2001 Marriott Library, University of Utah

3<sup>RD</sup>

ST. S.

IMPASSABLE  
FOR TERMS

5" W. PIPE

5" W. PIPE

# 1911 Sanborn Maps - Sheets 248 & 262



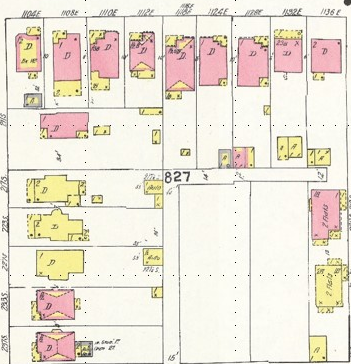


2ND

ST. S.

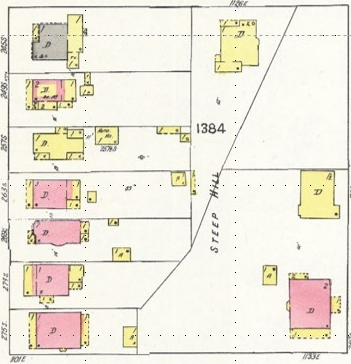
Scale of Feet: 0 50 100

Copyright 1900 by the Sanborn Map Co.



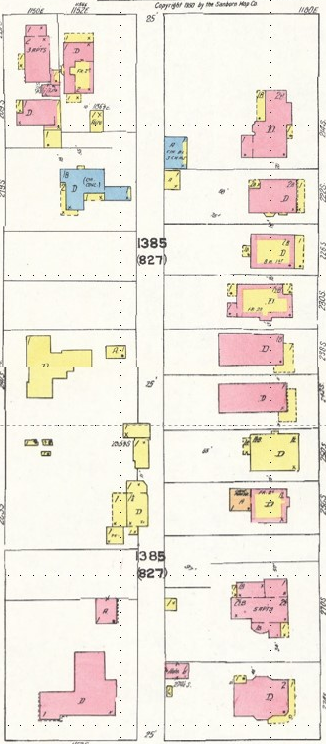
THISTLE AV.

ELIZABETH



STEEP HILL

ELIZABETH



1385 (827)

1385 (827)

ST. S.

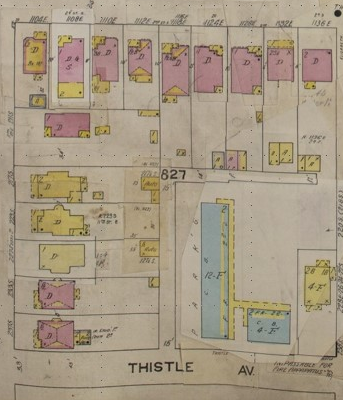
3RD

1950 Sanborn Maps - Sheets 248 & 262

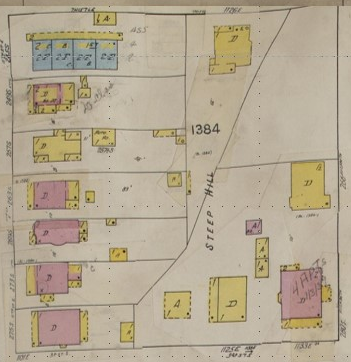
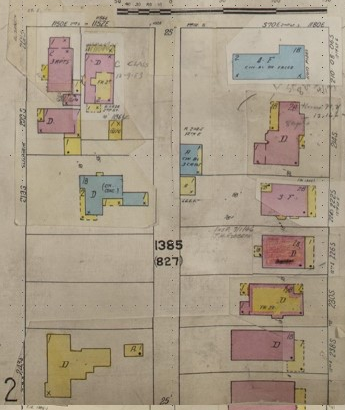




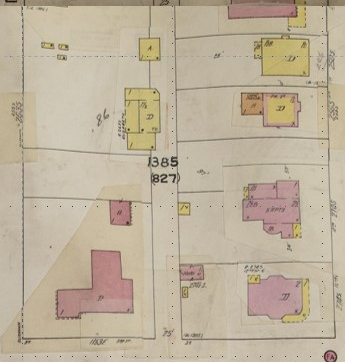




262

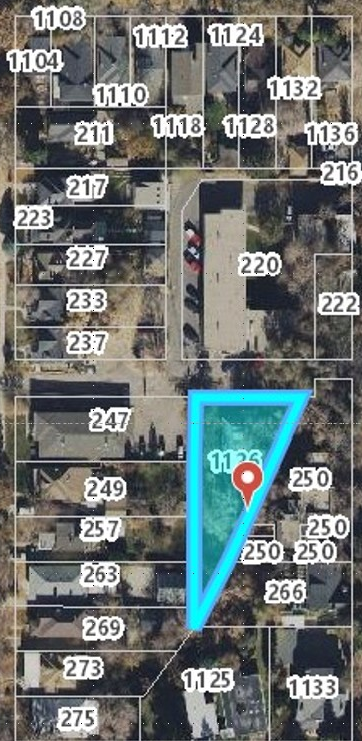


ELIZABETH



1963 Sanborn Maps - Sheets 248 & 262







**ATTACHMENT C: UNIVERSITY HISTORIC DISTRICT  
SURVEY AND NON-CONTRIBUTING STATUS  
BACKGROUND INFORMATION**

---



Surveyor Univ. Dist/99

Plat No. F

Date 5/30/91

Block No. 27

Lot No. 3

### Salt Lake City Architectural Survey

Salt Lake City Planning Commission  
Structure/Site Information Form

Property Tax #  
16-05-256-010-6000

Marie S. Hood & Patricia Vasic

Identification

Street Address: 1126 E. Thistle Ave.

Census Tract 1015

Name of Structure: Interior Street in Block 27

Ownership: Public   
Private

Age/Condition/Use

Construction Date or Period: 1901

Original Use: Single family

Present Use:

- Single Family
- Multi Family
- Public
- Commercial

- Park
- Industrial
- Agricultural

- Vacant
- Religious
- Other

Building Conditions:

- Excellent
- Good
- Deteriorated

- Site
- Ruins

Integrity:

- Unaltered
- Minor Alterations
- Major Alterations

Status

Preliminary Evaluation:

- Significant
- Contributory
- Not Contributory
- Intrusion

Eligibility Status:

- National Landmark
- National Register
- City Register
- Historic District
- Multi-Resource
- Thematic
- Conservation District

Documentation

Research Sources/References (if used):

Marie Hood  
Title Abstract  
County Tax Assessor

Photography:

Date of Photographs: 1991

Views: Front  Side  Rear  Other



Description of Significant Architectural Features

**5**

---

Architect/Builder (if known):	Building Type/Style:	Buildas Vernacula
Building Materials: frame	Number of Stories:	1

---

**Description of Physical Appearance & Significant Architectural Features:**  
 (Include additions, alterations, ancillary structures, and landscaping if applicable)

Sandstone foundation; originally adobe bricks, later <sup>exterior</sup> faced with wood siding, and again faced with asbestos shingles; mansard roof (original design possibly hip) with gable end featuring fish scale shingles + diamond shaped window; sandstone foundation covered with concrete; front porch posts are wrought iron; exterior asbestos shingles.

Alterations: exterior shingles, roof line alteration, porch columns replaced with iron supports.

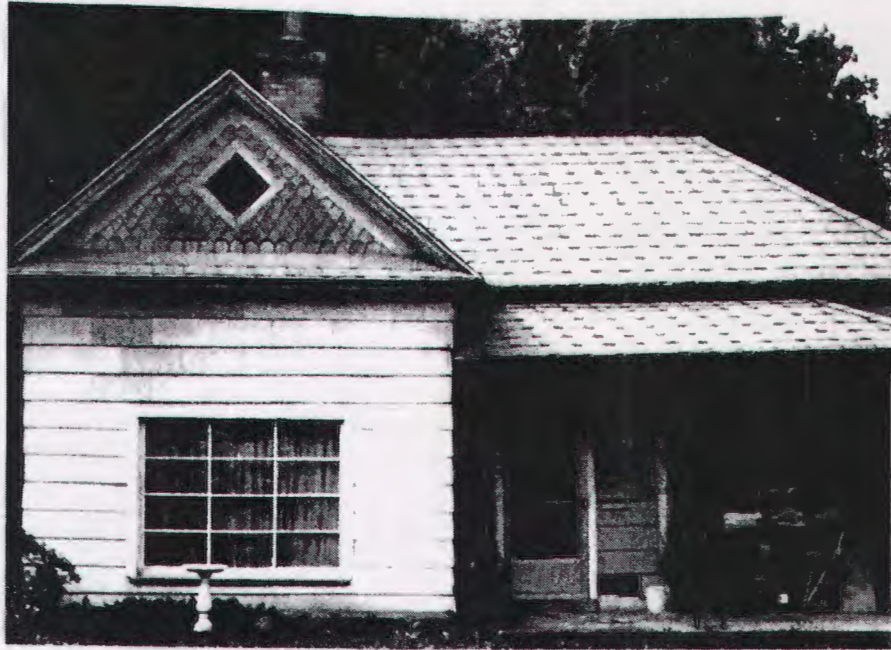
---

**6**

**Statement of Historical Significance:**

<p><b>History</b></p> <ul style="list-style-type: none"> <li>- Aboriginal Americans</li> <li>- Agriculture</li> <li>- Architecture</li> <li>- The Arts</li> <li>- Commerce</li> </ul>	<ul style="list-style-type: none"> <li>- Communication</li> <li>- Conservation</li> <li>- Education</li> <li>- Exploration/Settlement</li> <li>- Industry</li> </ul>	<ul style="list-style-type: none"> <li>- Military</li> <li>- Mining</li> <li>- Minority Groups</li> <li>- Political</li> <li>- Recreation</li> </ul>	<ul style="list-style-type: none"> <li>- Religion</li> <li>- Science</li> <li>- Socio-Humanitarian</li> <li>- Transportation</li> </ul>
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1126 Thistle

C-LINE #52564  
4" x 6" PRINTS



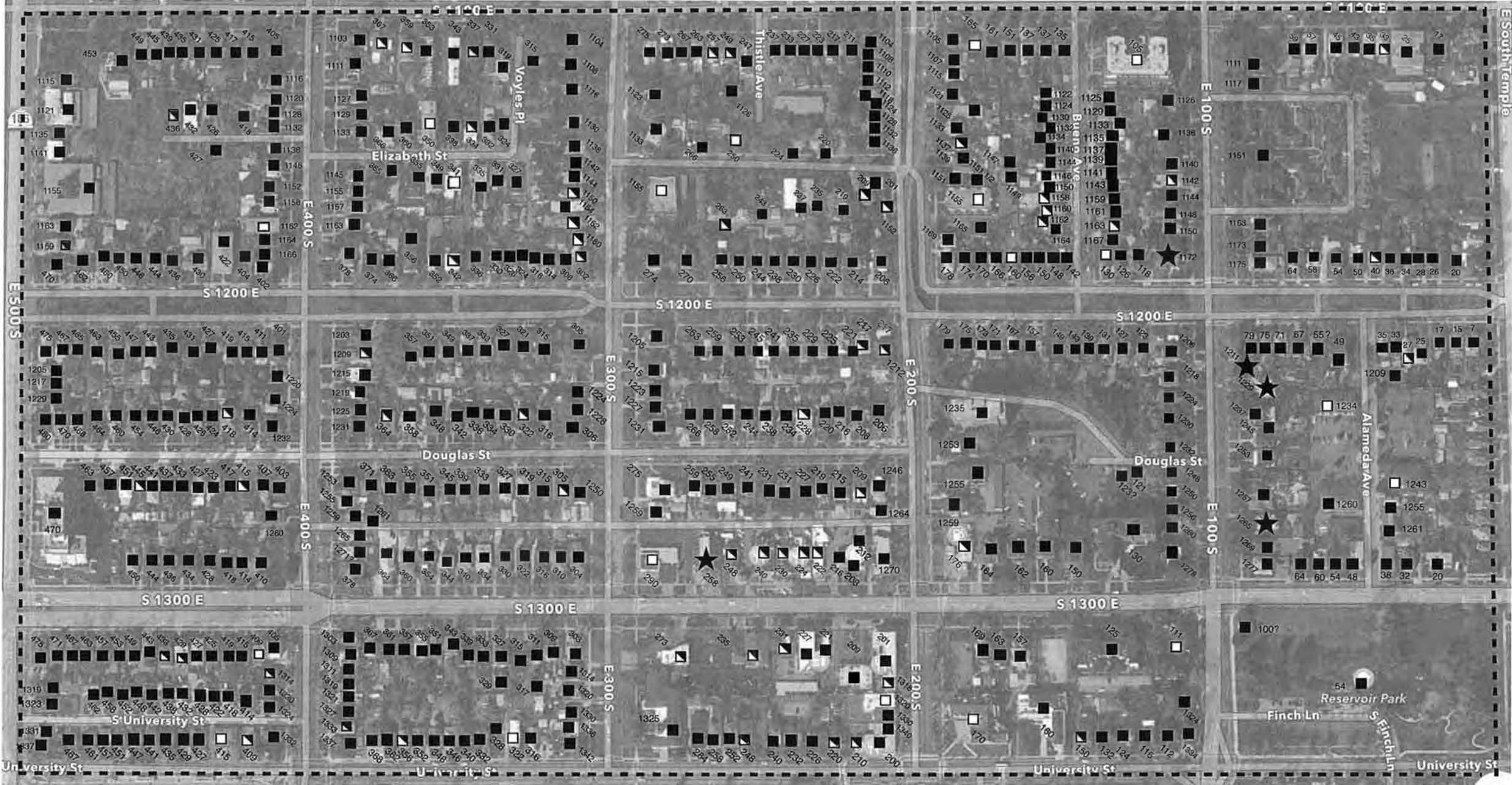


16-05-256-0





Subject Property at 1126 Thistle Avenue



**University Historic District**

Eligible	■	
Ineligible	□	
Out-of-Period	◻	
Landmark Site	★	
NTS		Beatrice Lufkin 2015



Thistle Ave

275

273

267

263

257

249

247

237

233

227

223

217

211

1104

1108

1110

1112

1114

1118

1128

1132

1136

1123

1126

1133

266

250

224

220



**Salt Lake City Planning Division**  
**Record of Decisions by the Historic Landmark Commission**  
**January 7, 2015**  
**City & County Building**  
**451 South State Street, Room 326**

---

1. **New Apartment Building at approximately 454-466 E. South Temple** - A request by Chris Huntsman, CRSA, on behalf of owner Garbett Homes, for a Certificate of Appropriateness from the City to construct a new apartment building at the southwest corner of 500 East and E. South Temple. The property is currently vacant. The proposed development would be approximately six stories and include 5,000 SF of commercial space, 166 apartment units and provision for parking 212 vehicles. The site is zoned R-MU (Residential/Mixed Use) and is located in the South Temple Local Historic District and City Council District 4, represented by Derek Kitchen. (Staff contact: Carl Leith, (801) 535-7758 or [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com).)
  - a. **New Construction** - In order to build the proposed apartment building a Certificate of Appropriateness for the building must be approved by the Historic Landmark Commission. Case Number PLNHLC2015-00930.
  - b. **Special Exception** - In order to construct the proposed development, special exception approval is sought for an encroachment of 20 feet into the required rear yard setback on the west side of the development to accommodate part of the building, two stair ways and an ADA ramp that are greater than 4 feet in height. In conjunction to the encroachment, the applicant is seeking a special exception for approximately 6 feet 8 inches in additional building height for a portion of the west elevation and a portion of the south elevation at the southwest corner of the site. A grade change greater than four feet is also requested in order to accommodate the parking access ramp. Case Number PLNHLC2015-00931

**Decision: Denied**

---

2. **Erbin Hall Chimney Removal at approximately 205 E 1st Avenue** - A request by Brian McCarthy, architect, for a Certificate of Appropriateness for the removal of two (2) original brick chimneys at the above listed address. Currently the building is used by the Madeleine Choir School and the property is zoned I-Institutional. This type of property must reviewed by the Historic Landmark Commission. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Tracy Tran at (801)535-7645 or [tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com).) Case number PLNHLC2015-00815

**Decision: Denied**

---

3. **New Rear Addition to Single Family Residence at approximately 683 6<sup>th</sup> Avenue** - Ken Pollard, on behalf of owner James Williamson, is requesting approval of a two story addition to the rear of the existing house. The house is a contributing building in the Avenues Historic District, is on a corner lot and the addition will face onto J Street. The subject property is zoned SR1-A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Stan Penfold. This proposal is being referred to the Historic Landmark Commission for decision because it is a substantial addition to this residence and because special exception approval is required for proposed setbacks and height. (Staff contact: Carl Leith, (801) 535-7758 or [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com).)
  - a. **Proposed Addition** - The proposed addition is situated to the rear of this original dwelling on a corner lot, and faces onto J Street. Case Number PLNHLC2015-00586
  - b. **Special Exceptions** - Special exception approval is sought for an inline addition which continues the existing side yard setback lines exceeding the interior side yard by 2'6", and exceeding the maximum roof height by 4'6", and to provide parking space for one car in the side yard. Case Number PLNHLC2015-00587

**Decision: Tabled to a future meeting.**

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4. **New Construction at approximately 279 North J Street** - A request by Jeseca Cleary and Campbell Dosch, property owners and developers, for a Certificate of Appropriateness for new construction of a single-family residence at the above address in Avenues Historic District. The subject property is currently vacant. The property is in the SR-1A (Special Development Pattern) zoning district, located in City Council District 3, represented by Stan Penfold. This application must be reviewed by the Historic Landmark Commission because it is for new construction in a local historic district. (Staff contact: Anthony Riederer, (801)535-7625, or [anthony.riederer@slcgov.com](mailto:anthony.riederer@slcgov.com).) Case number PLNHLC2015-00845

**Decision: Tabled to a future meeting.**

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5. **Henderson Deck, Stair & Door Minor Alteration at approximately 674 N. 200 West** - A request by Pete Henderson, property owner, to remove a stairway & deck structure that has been built into the required side yard without a Certificate of Appropriateness nor building permit, and install a new stairway and deck has been redesigned to meet zoning requirements. The property is located at the above listed address, is zoned SR-1A (Special Development Pattern Residential District), and in City Council District 3, represented by Stan Penfold. (Staff contact: Lex Traughber at (801) 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com).) Case number PLNHLC2015-00577

**Decision: Denied**

---

6. **Contributing Status of Building at approximately 35 S 900 E** - This site is included in the South Temple Historic District, but no formal determination has been made as to the contributing status of the structure on site. Staff will present findings relative to contributory status for consideration by the commission. The property is currently zoned RMF-35 Residential Multi-Family and is located within Council District 4, represented by Council Member Derek Kitchen. (Staff contact: Anthony Riederer at (801)535-7625 or [anthony.riederer@slcgov.com](mailto:anthony.riederer@slcgov.com).)

**Decision: Approved**

---

7. **Utah Division of State History Request for Comment** - A request by the Utah Division of State History for comment from the Historic Landmark Commission for the removal of Hotel Albert from the National Register of Historic Places, due to its recent demolition. Hotel Albert (Arrowpress) was located at approximately 121 S. West Temple. The subject property is within Council District 4, represented by City Council member Derek Kitchen. (Staff contact: (801)-535-7930 or [kelsey.Lindquist@slcgov.com](mailto:kelsey.Lindquist@slcgov.com).)

**Decision: A favorable recommendation was forwarded to the Board of State History**

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8. **University Reconnaissance Level Survey Update** - Salt Lake City has engaged Beatrice Lufkin to evaluate the buildings in the University Historic District and the Historic Landmark Commission will consider accepting the final report of the survey. The district is roughly bound by South Temple, 500 South, 1100 East to University Street. (Staff contact: Lex Traughber at (801) 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com))

**Decision: Approved**

---

9. **Yalecrest-Harvard Heights Local Historic District** - A request to create a new local historic district known as Yalecrest-Harvard Heights. The proposed boundaries of the Yalecrest-Harvard Heights Local Historic District are generally along the north and south sides of Harvard Avenue from 1300 East to 1500 East except homes within the Yalecrest-Normandie Heights Local Historic District. Any owner of real property that is proposed to be rezoned may file a written objection to the inclusion of their property in the proposal within 10 days following the public hearing with the Historic Landmark Commission. All written objections will be forwarded to the City Council. The subject district is located in Council District 6 represented by Charlie Luke. (Staff contact: Michael Maloy at (801) 535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com).) Case number PLNHLC2015-00032.

**Decision: A positive recommendation to the City Council, Approved - updates to the 2005 Reconnaissance Level Survey**

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Dated at Salt Lake City, Utah this 8th day of January, 2016  
Michelle Moeller, Administrative Secretary



**SALT LAKE CITY HISTORIC LANDMARK COMMISSION**  
**Meeting Minutes**  
**451 South State Street, Room 326**  
**January 7, 2016**

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:31:24 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Thomas Brennan, Vice Chairperson Charles Shepherd; Commissioners Sheleigh Harding, Kenton Peters and David Richardson. Commissioner Heather Thuet and Rachel Quist were excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Michaela Oktay, Planning Manager; Carl Leith, Senior Planner; Michael Maloy, Senior Planner; Lex Traughber, Senior Planner; Anthony Riederer, Principal Planner; Tracy Tran, Principal Planner; Kelsey Lindquist, Associate Planner; Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

**FIELD TRIP NOTES:**

A field trip was held prior to the meeting. Historic Landmark Commissioners present were Thomas Brennan and Kenton Peters. Staff members in attendance were Michaela Oktay, Carl Leith, Tracy Tran, Anthony Riederer, Michael Maloy and Kelsey Lindquist.

The following sites were visited:

- **454-466 E. South Temple** – Staff gave an overview of the proposal.
- **205 E 1st Avenue** - Staff gave an overview of the proposal.
- **683 6<sup>th</sup> Avenue** - Staff gave an overview of the proposal.
- **279 North J Street** - Staff gave an overview of the proposal.
- **Harvard Heights Local Historic District**- Staff gave an overview of the proposal.

**REPORT OF THE CHAIR OR VICE CHAIR [5:31:48 PM](#)**

Chairperson Brennan stated he had nothing to report.

Vice Chairperson Shepherd stated he had nothing to report.

**DIRECTOR'S REPORT [5:32:00 PM](#)**

Ms. Michaela Oktay, Planning Manager, reviewed the location of the Yalecrest Hillside Park Open House and the Utah Heritage Foundation and RDA competition for a house on Arctic Court.

**APPROVAL OF THE DECEMBER 3, 2015, MINUTES [5:33:55 PM](#)**

**MOTION [5:34:20 PM](#)**

**Commissioner Harding moved to approve the minutes from December 3, 2015. Commissioner Peters seconded the motion. The motion passed unanimously.**



Mr. Michael Maloy, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission Historic Landmark Commission forward to the City Council a recommendation to approve the request. Planning staff also recommends the Historic Landmark Commission approve changes to the Yalecrest Neighborhood Reconnaissance Level Survey 2005 as proposed.

Mr. Cory Reed and Ms. Reed reviewed the history of the neighborhood and the importance in keeping the historic nature of the area. They asked the Commission to forward a favorable recommendation to the City Council for the proposed local historic district.

#### **PUBLIC HEARING [9:53:58 PM](#)**

Chairperson Brennan opened the Public Hearing.

Ms. Lynn Pershing, Yalecrest Neighborhood Council, reviewed the importance of Yalecrest and the nature of the real estate in the area. She reviewed the history of the area and stated the Neighborhood Council supported the Local Historic District and asked the Commission for a favorable recommendation.

Chairperson Brennan read a comment from Mr. Kirk Huffaker stating his support of the Local Historic District

Chairperson Brennan closed the Public Hearing.

#### **MOTION [9:56:07 PM](#)**

**Commissioner Richardson stated in the case PLNHLC2015-00032 Yalecrest-Harvard Heights Local Historic District, based on the findings listed in the Staff Report, testimony and information presented, he moved to forward a positive recommendation to the City Council to designate a new local historic district for Yalecrest-Harvard Heights (as described in Attachment B - Proposed District Boundary) and approve changes to building ratings in the Yalecrest Neighborhood Reconnaissance Level Survey 2005 (as described in Attachment C - Survey Amendments 2015). Commissioner Peters seconded the motion. The motion passed unanimously.**

#### **[9:56:55 PM](#)**

**University Reconnaissance Level Survey Update - Salt Lake City has engaged Beatrice Lufkin to evaluate the buildings in the University Historic District and the Historic Landmark Commission will consider accepting the final report of the survey. The district is roughly bound by South Temple, 500 South, 1100 East to University Street. (Staff contact: Lex Traughber at (801) 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com))**

**Mr. Lex Traughber, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission accept the survey with the rating modifications.**



**PUBLIC HEARING [9:58:30 PM](#)**

Chairperson Brennan opened the Public Hearing.

Chairperson Brennan read a comment from Mr. Kirk Huffaker stating he supported Staff's recommendation.

The following individuals spoke to the petition: Mr. Jeff Taylor and Ms. Cindy Cromer.

The following comments were made:

- Thanked Staff for the work on the proposal.
- Need to notify the property owners by mail of changes to contributing status on structures.
- The State database needed to be fixed.
- The house on Thistle was contributory and should be protected.

Chairperson Brennan closed the Public Hearing.

The Commission discussed the following:

- Notifying property owners of changing status of their properties.
  - Staff did notify property owners, people called and clarifications were given.
  - Surveys can be addressed at anytime and status can be updated if need be.

**MOTION [10:04:27 PM](#)**

**Commissioner Harding stated in the case of University Reconnaissance Level Survey Update, based on the review of the 2015 University Historic District reconnaissance level survey, the analysis, findings listed in the Staff Report and public testimony, she moved that the Historic Landmark Commission accept the survey with the listed rating modifications and corrections. Commissioner Shepherd seconded the motion. The motion passed unanimously.**

The meeting adjourned at [10:05:17 PM](#)





# Memorandum

Planning Division  
Community & Economic Development Department

**To:** Historic Landmark Commission  
**From:** Lex Traugher, Senior Planner  
**Date:** January 7, 2016  
**Re:** University Historic District Reconnaissance Level Survey (RLS) Update  
Part 2

---

## History

A discussion of the update of the University Historic District survey was heard by the HLC on December 3, 2015. Draft minutes from this hearing are attached for reference (Attachment A). Two property owners in the district, Esther Hunter (337 S 1100 E) and Jeff Taylor (1126 E. Thistle Ave), spoke to the HLC regarding the rating of their respective properties. Commissioners were sent, on the afternoon of the hearing, an analysis provided by the State Historic Preservation Office highlighting building rating changes between the 1995 survey and the proposed 2105 survey. These rating changes are included for review (Attachment B).

At this time, the Planning Division is requesting that the Historic Landmark Commission continue to take public comment, review, and accept the updated 2015 University Historic District reconnaissance level survey.

## Recommendation

Based upon a review of the 2015 University Historic District reconnaissance level survey, Planning Staff recommends the Historic Landmark Commission accept the survey with the following rating modifications:

1. 337 S. 1100 East – Change the rating from “NC – Non-contributing” to “EC – Eligible Contributing”.
2. 1126 E. Thistle Ave – Change rating from “EC – Eligible Contributing” to “NC – Non Contributing”.

The consultant has also brought several corrections to the survey to Planning Staff's attention, the following rating modifications are also proposed:

1. 1212 E. 200 South – The rating should be “EC – Eligible Contributing”.
2. 1120 E. 400 South – The rating should be “ES – Eligible Significant”.

If there is further discussion of building ratings, the Historic Landmark Commission may want to table a decision pending further review.



## **Motion**

Based on the information presented in the updated 2015 University District reconnaissance level survey as well as Planning Staff recommendation, I move that the Historic Landmark Commission accept the survey as presented with the modifications noted in this report.

## **Discussion**

Salt Lake City standards for inclusion of a property in a local historic district follow National Park Service criteria. Each lot or parcel of property proposed for inclusion in a local historic district shall be evaluated according to the following:

- a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
  - (1) Events that have made significant contribution to the important patterns of history, or
  - (2) Lives of persons significant in the history of the city, region, state, or nation, or
  - (3) The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or
  - (4) Information important in the understanding of the prehistory or history of Salt Lake City; and
- b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the national register of historic places;
- c. The proposed local historic district or thematic designation is listed, or is eligible to be listed on the national register of historic places;
- d. The proposed local historic district contains notable examples of elements of the city's history, development patterns or architecture not typically found in other local historic districts within Salt Lake City;
- e. The designation is generally consistent with adopted planning policies; and
- f. The designation would be in the overall public interest.

At the December 3, 2015, HLC hearing, two property owners presented material to the Commissioners in order to request that the rating attributed to their properties through the latest survey efforts be reviewed in detail and ratings changed if warranted. Planning Staff has reviewed these two requests and conclude the following:

### 337 S. 1100 East

The home on the subject property was rated as contributing in the 1995 University District Survey. The proposed 2015 survey indicates that the subject home would now be rated as "NC – Non-contributing". Esther Hunter, the property owner, wanted the HLC to consider a rating of "EC – Eligible Contributing" on her home, and provided documentation to support the proposed rating change (Attachment C).

Since the time of the 1995 survey, Ms. Hunter has made several modifications to the subject home including a substantial addition. She noted in the HLC meeting on December 3, 2015, that the modifications had been reviewed by the HLC in the past and Certificates of Appropriateness had been issued. Planning Staff was able to verify this information and concludes that alterations to the subject property were approved, and therefore said improvement were done in an historically sensitive manner according to City regulations for the modification to contributing structures in an historic district. Further, Planning Staff notes that if the rear addition was removed, the integrity of the original structure would remain. Planning Staff asserts that because improvement were approved by the HLC the subject home should maintain a contributing rating (EC – Eligible Contributing).



1126 E. Thistle Avenue

The structure on the subject property was rated contributing in both the 1995 and the proposed 2015 survey. Jeff Taylor, having an ownership interest in the property, presented multiple documents (Attachment D) to the HLC on December 3, 2015, concerning the subject structure, asserting that said structure should be rated "NC – Non-contributing". The documents presented essentially indicate that the structure has lost its physical integrity and does not meet city criteria for inclusion in a local historic district. Based on the information presented by Mr. Taylor, as well as site observations, and given the location and condition of the said structure, Planning Staff concurs that the structure should be rated "NC – Non-contributing". Should the structure be rated "NC – Non-contributing" as proposed and the structure subsequently demolished according to City regulation, any new construction would be reviewed by the HLC.

Attachments:

- A. Draft HLC Minutes 12/3/15
- B. Building Rating Changes
- C. Documentation for 337 S. 1100 East
- D. Documentation for 1126 E. Thistle Avenue



Attachments:

- A. Draft HLC Minutes 12/3/15
- B. Building Rating Changes
- C. Documentation for 337 S. 1100 East
- D. Documentation for 1126 E. Thistle Avenue



Ms. Sherri Murray Ellis, Certus Environmental Solutions LLC, reviewed the area and the significance of the buildings in the proposed area.

The Commission, Staff and Applicant discussed the following:

- If the district boundaries needed to be in line or could be discontinuous.
- If there would be issues in the future with not having continuous boundaries.

**PUBLIC HEARING 7:39:51 PM**

Chairperson Brennan opened the Public Hearing, seeing no one wished to speak to the petition; Chairperson Brennan closed the Public Hearing.

The Commission discussed the following:

- Notification of the property owners in the proposed district to see if there was interest in a local historic district.
  - Staff met with the property owners but were not advocating for for a local historic district designation.

**MOTION 7:42:09 PM**

Commissioner Thuet stated in the case of Warehouse National Historic District Expansion, based on the analysis and findings listed in the Staff Report, testimony and the proposal presented, she moved that the Historic Landmark Commission forward a favorable recommendation to the Board of State History to expand the Warehouse National Historic District. Commissioner Peters seconded the motion. The motion passed unanimously.

**7:43:01 PM**

**University Historic District Reconnaissance Level Survey (RLS) Update - Salt Lake City has engaged Beatrice Lufkin to update the survey of existing buildings within the University Local Historic District. The Historic Landmark Commission will consider the survey updates, findings and consider accepting the final report of the survey. The district is roughly bound by South Temple, 500 South, 1100 East to 1300 East and is located in City Council District 4, represented by Luke Garrott. (Staff contact: Lex Traughber at (801) 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) .)**

Mr. Lex Traughber, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission approve and adopt the University Historic District Survey as presented.

The Commission and Staff discussed the following:

- The notification that was sent to the property owners regarding the proposal.

**PUBLIC HEARING 7:49:49 PM**

Chairperson Brennan opened the Public Hearing.



Ms. Esther Hunter reviewed the history of her property and her desire to keep it listed as a contributing structure.

Mr. Jeff Taylor stated he was requesting a change from contributing to non-contributing as his property was dilapidated and in disrepair. He reviewed the documents regarding the structure and why the building was no longer contributing. Mr. Taylor stated it was not feasible to repair or replace the home.

The Commission and Mr. Taylor discussed the following

- When Mr. Taylor purchased the property.
- When the changes to the property had occurred.

Chairperson Brennan closed the Public Hearing.

**MOTION 8:02:20 PM**

Commissioner Thuet stated in the case of University Historic District Reconnaissance Level Survey (RLS) Update, based on the analysis and findings listed in the Staff Report, testimony and the proposal presented, she moved that the Historic Landmark Commission table the issue until a future meeting allowing Staff to further review of the survey. Commissioner Peters seconded the motion. The motion passed unanimously.

8:02:54 PM

Commissioner Thuet excused herself from the meeting.

**Fine Tuning of Local Historic District (LHD) Designation Process** - Mayor Ralph Becker requests a text amendment in order to fine tune and clarify regulations regarding the designation of local historic districts in Salt Lake City. Changes proposed are intended to clarify language and to make the designation process more transparent. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The changes would apply citywide. Staff contact is Lex Traughber at (801)535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) .) Case number PLNPCM2015-00149

Mr. Lex Traughber, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission forward a positive recommendation to the City Council regarding the amendments to sections 21.A.34.020(C) and related provision in Title 21A-Zoning as proposed.

The Commission and Staff discussed the following:

- The property owners and public open house meetings.
- The process for a Local Historic District application.
- The ballot process and how the City Council makes its final decision.
- The percentage of signatures needed to initiate a petition.



**Attachment D** – Documentation for 1126 E. Thistle Ave



## 1126 East Thistle Summary

To SLC Planning Dept. and the HLC

We are requesting a reclassification of the property located at 1126 East Thistle Ave. SLC, UT 84102 from contributing to non-contributing. The following is a brief summary of findings supporting this request:

1. The home was originally constructed in 1900. Subsequently the structure underwent numerous structural and cosmetic changes during the 1970's which should have negated it as a contributing structure.
  - a. Please see the attached Architectural Report.
2. The aforementioned changes are so significant that remediating the property is not feasible, neither from a structural standpoint or financial.
  - a. Please see the attached Structural Report
  - b. Please see the attached Initial Photo documentation
3. A survey conducted in 1991 conducted by the SLC Planning department notes significant changes and major alterations.
4. Although not germane to the structures reclassification it should be noted that the property is zoned RMF-35 and is surrounded by multifamily dwellings.

Thank you for your consideration,

Jeff Taylor



10 August 2015

Jeff Taylor  
Urban Renaissance Group  
211 Broadway #203  
Salt Lake City, UT 84111

t  
e

RE: 1126 East Thistle Ave, Salt Lake City, UT 84102  
Architectural Evaluation

Dear Mr. Taylor:

At your request, I have created this report for an Architectural Evaluation for the above mentioned property.

## DISTRICT

The subject property is located on the east bench of Salt Lake City, within the University Neighborhood Historic District. The district was created in 1995 and is defined by South Temple Street to the north, University Street to the east, 500 South to the south, and by 1100 East to the west. The district is primarily a residential neighborhood, with a central commercial strip along 1300 East between 200 South and 300 South, making it a "self-sufficient" neighborhood. The district is significant in that it reflects the history of Salt Lake City during a period of growth (1905-1925) when the city's population doubled. Historically it was home to many University of Utah students and faculty.

The general distinctive characteristics of the University Historic District:

- Setbacks are uniform
- Garages are set back on the lot and are detached from the house
- Substantial variation in topography with large site retaining walls.
- Street pattern is one of a grid.
- The small stores, restaurants and businesses along 1300 East and University streets provide a neighborhood commercial center, "self sufficient", unusual in Salt Lake because of their pedestrian orientation.

## HOUSE

The site is .24 acres and is triangular in shape. The original single family house structure was constructed in 1900 with a floor area: 1,220 s.f. The Utah State Historic Preservation Office classifies the structure as contributing architectural style as Vernacular utilizing wood siding and as one story.





original house design

Per Salt Lake and County records, in 1972, major alterations were made to the structure. Windows were removed and replaced and in some cases the window openings were enlarged. The porch was removed and replaced, which architecturally represents circa 1970. Asbestos siding shingles were added/placed over the existing wood siding. And a second story was added, resulting in major structural alteration that has compromised the structure (see structural report).



current condition of house

As a result of major alterations, by definition, this structure should be reclassified as a Noncontributing Structure as defined by Section 21A.34.020: Section C10. The following is a point by point breakdown of the aforementioned section.

#### H HISTORIC PRESERVATION OVERLAY DISTRICT

##### DEFINITION

2. **Contributing Structure:** A contributing structure is a structure or site within the H historic preservation overlay district that meets the criteria outlined in subsection C10 of this section and is of moderate importance to the city, state, region or nation because it imparts artistic, historic or



cultural values. A contributing structure has its major character defining features intact and although minor alterations may have occurred they are generally reversible. Historic materials may have been covered but evidence indicates they are intact.

*CONCLUSION: the existing structure does not meet this definition. Major alterations within the last 50 years, have occurred, resulting in the loss of character for major defining features, as well as, these features are not intact.*

3. **Noncontributing Structure:** A noncontributing structure is a structure within the H historic preservation overlay district that does not meet the criteria listed in subsection C10 of this section. The major character defining feature have been so altered as to make the original and /or history form, materials and details indistinguishable and alterations are irreversible. Noncontributing structures may also include those which are less than fifty years old
- CONCLUSION: the existing structure meets this definition. Major alterations, within the last 50 years, have occurred, resulting in the loss of character defining features, as well as, historical materials are not intact.*

#### SECTION C10: Standards For The Designation Of A Landmark Site, Local Historic District Or Thematic Designation

- a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
1. Events that have made significant contribution to the important patterns of history, or  
*CONCLUSION: structure does not meet this criteria: no significant event in history occurred at this structure.*
  2. Lives of persons significant in the history of the city, region, state, or nation, or  
*CONCLUSION: structure does not meet this criteria: no significant person in history is associated with this structure.*
  3. The distinctive characteristics of type, period or method of construction; or the work of a notable architect or master craftsman, or  
*CONCLUSION: structure does not meet this criteria: original distinctive, major characteristics have been removed and/or not intact.*
  4. Information important in the understanding of the prehistory or history of Salt Lake City; and  
*CONCLUSION: structure does not meet this criteria: no prehistory or history of SLC occurred at this site and/or structure.*
- b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the national register of historic places;  
*CONCLUSION: structure does not meet this criteria: the physical integrity has been removed, compromised, and not intact.*
- c. The proposed local historic district or thematic designation is listed, or is eligible to be listed on the national register of historic places;  
*CONCLUSION: n/a*
- d. The proposed local historic district contains notable examples of elements of the city's history, development patterns or architecture not typical found in other local historic districts within Salt Lake City.  
*CONCLUSION: n/a*
- e. The designation is generally consistent with adapted planning policies; and



*CONCLUSION: structure does not meet this criteria: by definition of this code, this structure is noncontributing due to major alterations, which also occurred within the past 50 years.*

- f. The designation would be in the overall public interest.  
*CONCLUSION: structure does not meet this criteria: by definition of this code, this structure is noncontributing. And per the structural evaluation, the structure is not salvageable.*

Sincerely,

Steve Simmons, architect



To the Salt Lake City Planning Department and the HLC

We are requesting a reclassification of the property located at 1126 East Thistle Ave. SLC, UT 84102 from contributing to non-contributing based on the provided information.

The following notes relate to the visual and structural changes that have occurred at 1126 East Thistle Ave. SLC UT 84102. A picture of the original structure is at the end of the document.

1. Porch area-

- a. The north facing window has been removed, replaced and enlarged. New framing present.
- b. The front door with window and window transom has been removed and replaced with a flat slab door. New framing present.
- c. The porch itself has been removed and replaced. Current porch has been toenailed into siding.
- d. (4) Original square wood columns have been removed and replaced with (2) newer wrought iron assemblies.
- e. Column trim has been removed.
- f. All exterior window, door and cornice trim has been removed.

2. North Front of home.

- a. Original front window with transom lite has been removed and replaced with larger, wider window. Trim removed and replaced.
- b. The sandstone foundation has been covered in a concrete cap.
- c. Corner boards and cornice trim have been removed and no longer exist.

3. West Side of home.

- a. North window has been expanded and replaced.
- b. Corner boards and trim boards have been removed.



4. South Side of home.
  - a. A vinyl slider has been installed. New framing evident.
  - b. Trim boards and crown molding missing.
  - c. Multiple layers of siding present.
  
5. East Side of home.
  - a. All windows appear to have been replaced with numerous new openings cut into the exterior walls. Newer framing evident in all windows.
  - b. Sandstone foundation covered in concrete cap.
  - c. Trim boards, crown molding and other trim missing.

#### Structural issues-

1. All openings have been modified, with substandard techniques.
2. Some of the framing is balloon framing, some framing members are partially buried and decaying.
3. Much of the newer framing was not secured to the siding and is structurally unsound.
4. The lower cords of the roof assembly - the ceiling cords have been severed, resulting in the soffit and fascia dropping substantially. Most importantly this has resulted in a structurally unsafe building.
5. Currently the roof is being supported by a few vertical 2x4's due to the removal of the previously mentioned cords.
6. The NE corner of the home has framing members that appear to have been broken by a large rock that rolled down the abutting hill.
7. Some of the exterior walls are no longer "tied in" to interior framing.
8. Most of the modifications and changes to the home were performed in a manner which have created an extremely unsafe condition.



Other items of note-

1. A 1991 Architectural Survey shows the following issues.
  - a. Building shown as Adobe with Wood Siding. Later covered in Asbestos shingles. Building is no longer Adobe, this historic element is not present.
  - b. Survey likewise notes Major Alterations.
2. Building has been structurally modified beyond remediation. Please review the provided structural report.



North Porch Window





### North Porch Window Interior

The north facing window has been replaced and enlarged. New framing present.

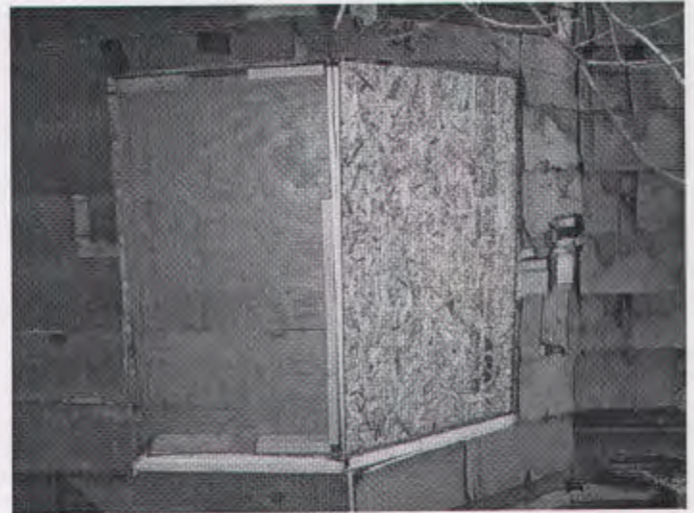




North front of home window.

North front window interior. Original front window with transom lite has been removed and replaced with larger, wider window. Trim removed and replaced.





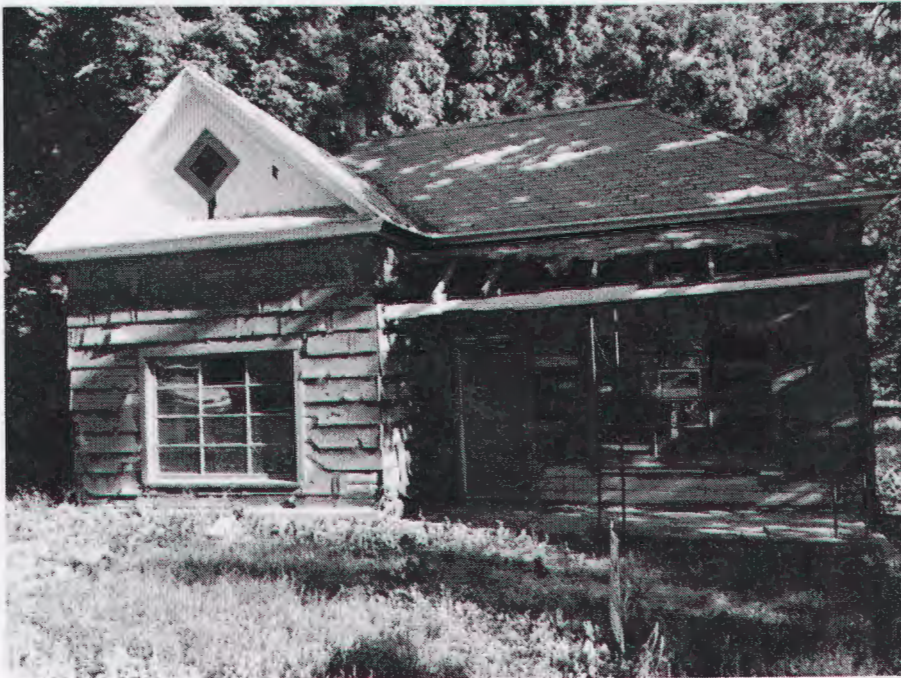
East Side of Home.

All windows been replaced and new openings cut into the exterior walls.  
Newer framing evident in all windows.





The porch itself has been removed and replaced. Current porch has been toenailed into siding.



The front door with window and window transom has been removed and replaced with a flat slab door. New framing present.





West side of home. North window has been expanded and replaced.



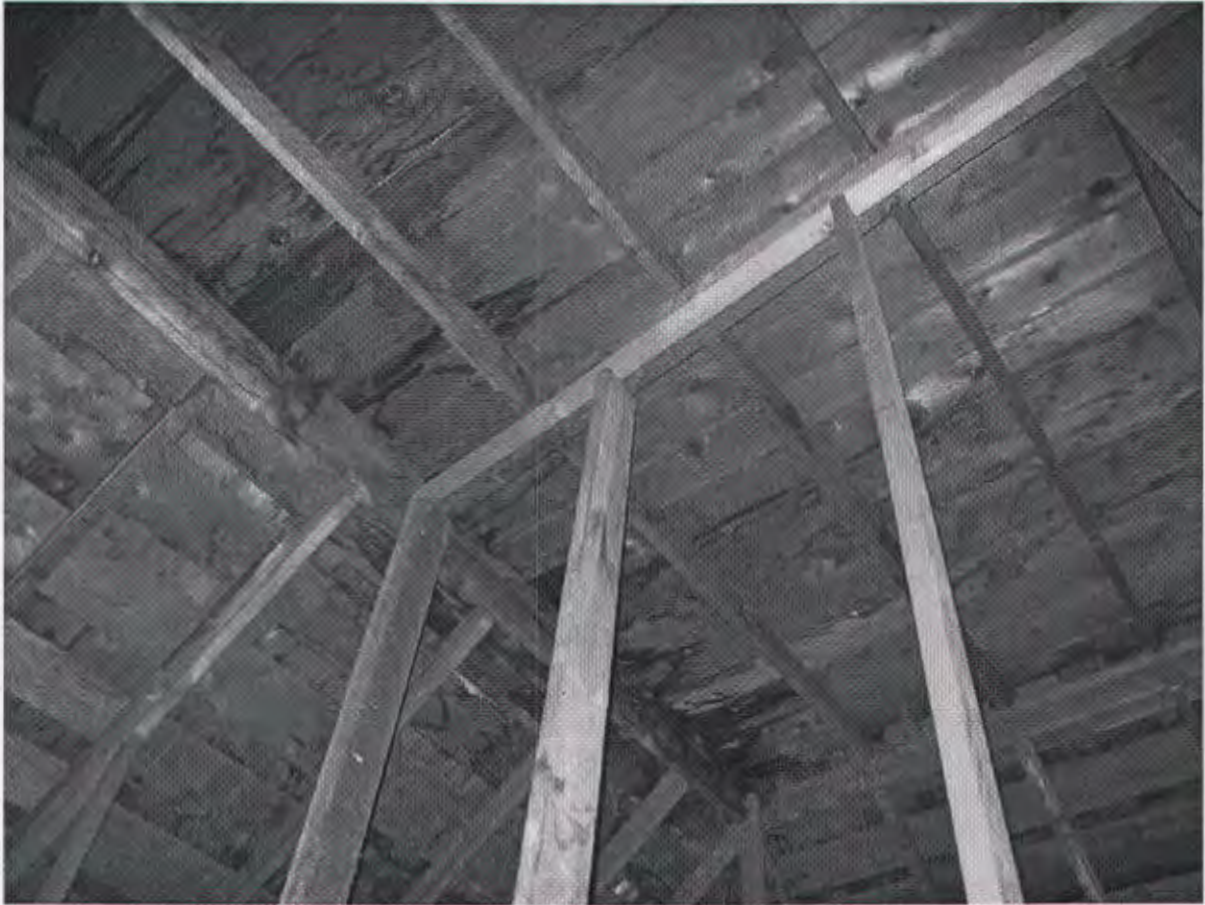
A vinyl slider has been installed. New framing evident.





The lower roof cords have been cut, with the remaining pieces rising up as the roof settles.





These 2x4's are the primary means of support for the roof structure.







Examples of structural deficiencies.



16-05-256-010



Original Structure





July 29, 2015

Mr. Jeff Taylor  
Urban Renaissance Group  
211 Broadway #203  
Salt Lake City, UT 84111

Re: 1126 East Thistle Ave, Salt Lake City, UT 84102  
Structural Evaluation

Dear Mr. Taylor:

At your request, I met with you at the referenced site on July 22, 2015. The purpose of my visit was to observe the condition of the structure and to assess the damaged structural members. Enclosed in Attachment 1 are photos I took during the site visit.

### **Background**

According to our conversation at the site visit, you mentioned the property was under contract to be purchased by your client. You told me that the previous owner had cut the rafter ties in order to install a second floor. You stated that property had been vacant for five to ten years and that the building is located in a historic district within Salt Lake City.

### **Observations**

I observed a one-story house that had been altered in an attempt to construct a second story, refer to photo 1. The north side of the structure faces the street. The perimeter of the structure is approximately 40 feet by 40 feet. The roof is hip style with a flat section at the center of the house. The walls are wood-framed and are supported by a combination of field stone and mortar and poured concrete foundation walls, refer to photo 2. There is an unfinished second story that is framed with 2x12 floor joists, refer to photo 3.

### Roof Observations

The rafter ties had been cut one to two feet from the exterior wall, refer to photo 4. The rafters did not connect to the exterior walls. Roughly 1/4 to 1/3 of the roof sheathing exhibited signs of deterioration. The roof sheathing had spaces between the slats of about 6". It appeared that the roofing shingles spanned the spaces between the roof sheathing. Interior bearing walls had been constructed in order to support the roof framing, but these walls appeared to have been intended to be temporary.

### Second Floor Observations

The second floor framing was not part of the original construction and was framed with 2x12 joists. The framing was supported by interior 2x4 bearing walls. The second floor framing was not properly

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connected to the exterior walls. Additionally, several wall studs had to be cut or notched in order for the second floor framing to be installed, refer to photos 5 and 6.

#### First Floor Observations

The first floor was framed over a basement and a crawl space. The floor framing was constructed with nominal lumber that spanned from the perimeter foundation wall to interior bearing lines. The interior bearing walls at the crawl space were supported by ungrouted brick piers bearing directly on crawl-space soil, refer to photo 7. There were locations where deterioration of the first floor framing was visible due to the lack of flashing or waterproofing, refer to photo 8.

#### Foundation/Basement Observations

There was a full height basement in roughly half of the building area, while the other half was a crawl space. The original foundation walls were constructed with field stone and mortar. At the full height basement, poured concrete foundation walls had been constructed to the interior of the stone and mortar foundation walls, refer to photo 9.

#### Exterior Wall Observations

A portion of the wall framing consisted of 2x4 studs that spanned from the foundation wall to the roof bearing, while other locations of the wall framing consisted of 2x4 studs that spanned from the foundation wall to the second floor framing. A majority of the wall studs had been cut in order to install the second floor framing, refer to photo 10. There is not a continuous top plate at the roof bearing level or at the second floor bearing level.

#### Entry Roof Observations

The entry roof was toenailed into the walls and the beam along the perimeter of the entry roof was deteriorated, refer to photo 11. The decorative steel columns were bent and damaged, as well.

### **Condition Assessment**

#### Roof Assessment

The cut rafter ties have reduced the strength of the roof because it changed the roof from a tension-compression system to a post-and-beam system. The roof was originally constructed as a tension-compression system, which imparted an outward thrust to the exterior walls that was previously taken by the rafter ties. The outward thrust is now transferred from the roof framing, into the wall studs, and then into the second floor framing. This load transfer requires an adequate connection at the roof to wall, adequate wall stud strength, and an adequate connection from the second floor framing to the wall studs. None of these requirements were present. The roof was not properly connected to the exterior walls in order to transfer this outward thrust, nor was it properly connected to the exterior walls in order to transfer seismic or roof uplift forces. The roof framing does not bear on the wall top plate due to a substantial amount of movement or deflection, which likely occurred after the rafter ties were cut. After the rafter ties were cut, the way in which the roof supports weight was changed. The rafters and beams can no longer rely on the strength of the rafter ties to support roof loads. The rafters and beams now act as simply supported flexural elements.



The wall framing does not have adequate strength to transfer the outward thrust because the majority of the wall studs have been cut or damaged. In addition to not having a continuous top plate, many wall studs were damaged or cut when the second floor framing was installed. Due to the fact that, in several locations, the second floor framing was not connected to the wall studs, the second-floor-framing-to-wall-stud-connection was not adequate. These aforementioned items represent dangerous conditions and should be remedied.

To follow is a list of the roof structural members that must be reinforced or replaced for gravity load support:

1. All rafters and beams must be sistered and/or reinforced. Once the rafter ties were cut, the strength of the roof members was greatly reduced due to an alteration in load path and now the rafters and beams are overstressed. In addition to sistering the existing roof framing and installing new roof beams, new columns must be installed to adequately transfer the vertical loads to the second floor framing.
2. The new framing members must be adequately connected to the exterior wall, which will require the framing to be connected to the wall with mechanical clips or ties. Additionally, a new double top plate must be installed.
3. Although, not constituting a dangerous condition, the deteriorated roof sheathing must be removed and replaced.

#### Second Floor Assessment

The second floor framing is likely adequate to support the required typical area floor loads, however, the connection of the second floor framing to the exterior wall must be upgraded in order to transfer gravity and seismic forces to the exterior shear walls. This connection will require the wall studs to be cut with a new top plate installed at the lower wall and a new bottom plate installed at the upper wall.

The second floor framing will need to be upgraded in order to support the new roof columns that are required. Upgrading the floor would consist of installing new beam and columns in the floor. These columns will transfer the vertical loads from the roof down to the first floor framing.

#### First Floor Assessment

The first floor framing will have to be checked for strength and might have to be reinforced in order to support the typical area floor loads. However, the first floor framing will have to be reinforced in order to support the columns from the second floor framing. Additionally, the bearing walls at the crawl space will have to be reinforced, along with areas where the existing floor framing has deteriorated due to lack of exterior flashing or waterproofing.

#### Foundation/Basement Assessment

Locations where the mortar has deteriorated should be re-mortared. The existing interior brick pier footings shall be removed and replaced with new poured concrete footings. Although, upgrading the



anchorage of the wall to the foundation walls is not required, it is highly recommended in order to adequately resist seismic forces. The installation of new anchorage would entail constructing new concrete foundation walls around the perimeter of the crawl space in order to install the new anchorage into them. Constructing new concrete foundation walls is necessary for new anchorage because the installation of new anchors into the brittle stone and mortar foundation wall would not adequately resist seismic forces.

#### Exterior Wall Assessment

The exterior wall studs have been cut or damaged throughout the house and must be reinforced. Firstly, the wall studs should be cut at the second floor framing in order to make a second floor wall and a first floor wall. This new second floor wall shall have a new double top plate installed and any wall studs that are cut or damaged must be sistered with an additional stud. A new bottom plate would also have to be installed at the second floor wall.

A new double top plate would have to be installed at the first floor wall in order to tie the wall together and to adequately support the second floor framing. In addition to the new double top plate, all wall studs that have been cut or damaged must be sistered. The sill plate must be replaced at any location that it is deteriorated. The existing wall slats should be replaced with sheathing, as well.

#### Entry Roof Assessment

The connection of the front entry roof to the wall and roof of the main structure must be reinforced with a new ledger and screws. New beams and columns must be installed and any damaged rafters must be sistered.

#### Seismic Assessment

The items listed above represent the reparation of dangerous conditions to the gravity framing system. However, it is highly recommended the lateral force resisting system, which consists of the exterior shear walls and roof and floor diaphragms, is upgraded to resist seismic forces. Currently, the existing building is not properly attached to the stone and mortar foundation walls. Therefore, the anchorage of the exterior shear walls should be upgraded. Even if the building was properly anchored to the stone and mortar foundations, the stone and mortar foundations would not hold up well in a small seismic event. Due to the near fault location of the building, it is highly recommended to construct new concrete foundation walls around the perimeter of the crawl space area that would provide for an adequate location to install new anchorage at the perimeter foundation walls.

Additionally, due to the facts that the building has been left in disrepair for several years and the building is in close proximity to a fault, it is highly recommended to replace the existing wall slats with new plywood sheathing.

#### **Conclusion**

Based on the above, it is my engineering opinion that the structure is unsalvageable. The cost to reinforce the dangerous conditions would make salvaging the building unfeasible. Most structural elements throughout the building would need to be removed and replaced or reinforced.



Based on the 2012 International Building Code, a seismic upgrade of this existing house is not required, however, due to the condition of the structure and the fact that it has been left derelict for several years, a full seismic upgrade is highly recommended.

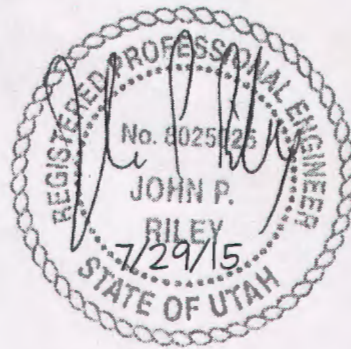
Although we were only retained for a structural review, additional reviews of the architectural, electrical, mechanical, and plumbing systems would have to be completed in order to salvage the structure.

Sincerely,

EPIC ENGINEERING, PC

John P. Riley, P.E.  
Project Engineer

Enc. (1): Attachment 1 – Photos taken July 22, 2015, by JR





Attachment 1



Photo 1: Front view of house



Photo 2: Stone and mortar foundation walls



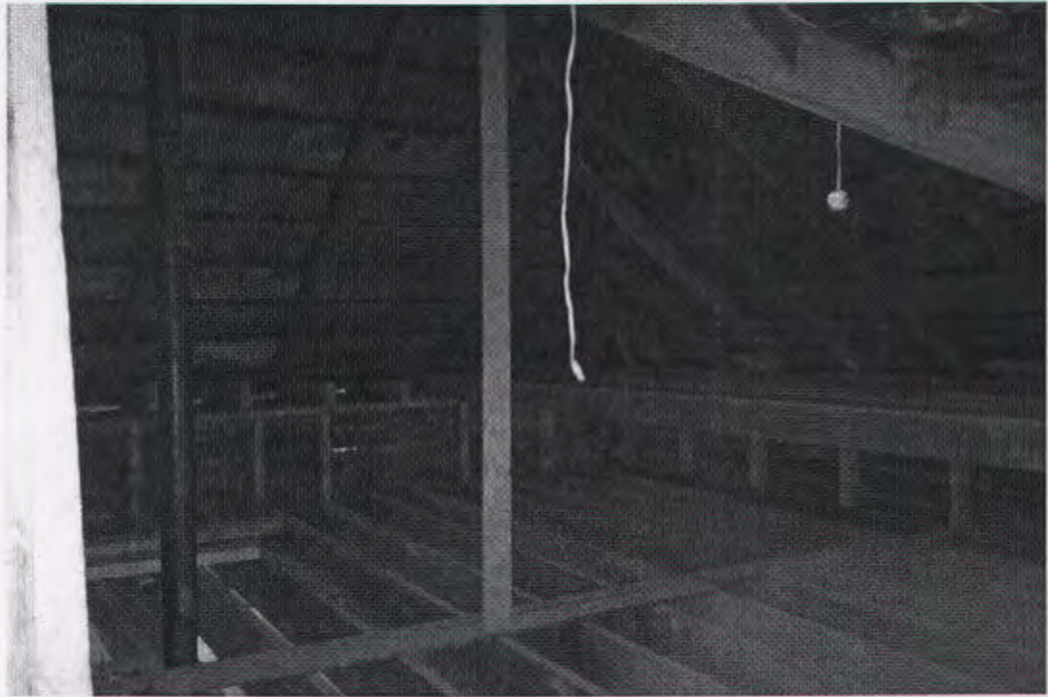


Photo 3: Second floor framing



Photo 4: Cut rafter ties





Photo 5: Cut wall stud



Photo 6: Cut wall studs





Photo 7: Brick pier footings



Photo 8: Deteriorated framing





Photo 9: Concrete foundation walls to the interior of original stone and mortar walls



Photo 10: Cut wall studs





Photo 11: Deteriorated front porch beam