MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

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

Date: August 5, 2021

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

ACTION REQUIRED: Gary Knapp of KZW Architects requests 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 reducing 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. The Historic Landmark Commission must approve all these requests.

These petitions were tabled by the HLC at its June 3, 2021 meeting, allowing the applicant to make design revisions requested by the Commission and detailed below.

The Commission should review the revised design and determine if it meets the standards for new construction outlined in 21A.34.020.H of the zoning ordinance.

RECOMMENDATION: Based on the revised design submitted as part of this memo, the analysis and findings outlined in the June 3, 2021 staff report, and taking into account the Commission's June 3, 2021 comments, it is the Planning Staff's opinion that the proposed new construction request substantially meets the applicable standards of approval and the associated multi-family 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. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.

ATTACHMENTS:

A. Context Maps
B. Revised Applicant Submittal/Narrative
C. Surface Fault Rupture Study and Informal Review Comments
D. June 3, 2021, HLC Meeting Minutes
E. June 3, 2021, HLC Staff Report (with attachments)

BACKGROUND INFORMATION: The Historic Landmark Commission tabled this proposal at its June 3, 2021 meeting. The adopted motion specifically requested that the applicant make design revisions as discussed by the Commission during the June 3 meeting. Since many items overlapped, Staff incorporated the recommended conditions of approval into the Commission's list. According to the minutes of the meeting as well as Staff's notes, the Commission stated that they would like to see the following changes:

1. A style to enhance the surrounding mid-century modern buildings – a design less complicated and more coherent. A design not to look exactly like the neighboring buildings but being "a step above."

2. The landscaping plan shall be revised to create a distinct pedestrian entry from Thistle Avenue separate from the proposed driveway and break up the concrete driveway's visual and physical impact with more landscaping, permeable pavers, or something similar.

3. Include more variation in the building massing and a more apparent distinction of the roof lines at the top of the facades.

4. Emphasize the Thistle Avenue face of the building as a public face and the entrances being more defined. An entry feature such as an awning shall be added to the north doorway to create a more prominent entrance.

5. Simplify the materials and change them to reflect the surrounding buildings on Thistle Avenue and 1100 East. 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. Fiber cement siding shall be a smooth finish as opposed to a simulated wood grain finish.

6. The solid to void ratio is considered more carefully, particularly on the front (west) facade and the north facade facing Thistle Avenue.

7. Windows on the front façade and those visible from the street shall be recessed into their openings to create depth and avoid creating "flat plane surfaces" that are inappropriate from a historical perspective.

REVISED PROPOSAL

The applicants submitted a short narrative, new site plan, and new elevations, included in this memo as Attachment B. Changes include:

- The building design has been simplified overall.

- A sidewalk and walk from the front entrance unit to the street were added separately from the proposed driveway.

- Primary materials were changed. The old design proposed stucco panels and fiber cement siding. The new proposed materials are brick (light grey) and real cement stucco. There are now two different stucco colors on the sides and rear of the building (light and dark grey)

- Architectural details (porch decks, entrance canopies, window frames, and doors are now proposed to be charcoal grey/black

- The roof parapet/cornice is now more articulated and is a contrasting color from the walls.
- The fenestration pattern is now more regular, and the solid to void ratio is in keeping with similar new construction approved by the HLC in the City's local historic districts.
- The windows are all recessed and have been changed from a horizontal tripartite configuration to vertically proportioned windows.
- An entrance door facing Thistle Avenue has been added to the north facade. A small canopy covers this entrance, and the adjacent porch has been emphasized with an additional awning.
- The applicant clarified that the large tree located at the northwest corner of the lot would remain, as will another tree along the west property line. In addition, another tree also situated along the west side of the property is proposed to be removed. Ultimately the City Forester will determine if the tree removal meets the City's ordinance regarding specimen trees on private property.

Figure 1 - Revised Proposal Rendering – Primary (West) Elevation

Items that have not changed are the overall massing, the height of the building, and the floor plans. In addition, the location of the building, which still requires a special exception for a reduced setback along the east property line, and the size and location of the rear balconies, which likewise require a special exception to encroach into the reduced required yard, also have not changed.

DISCUSSION

Updated Design of the Project

Staff's opinion is that the applicant has addressed the Commission's requests and reasons for tabling the project. It is a more straightforward design, with more refined materials and a fenestration pattern more in keeping with the City's window guidelines for new construction. The proposed colors

for materials that aren't painted are similar to the midcentury concrete buildings that compose the other elements of the Thistle Avenue streetscape. The design does not mimic mid-century stylistic elements per se, but alludes to them through the brick size, the use of stucco, and colors, as mentioned.

It is critical to acknowledge the uniqueness of the lot in this case and the constraints inherent in the size and shape of this triangular strip of land. It was created as a legal lot before 1898. The base zoning of the lot is RMF-35, which envisions medium-density multi-family uses in keeping with many of the surrounding buildings. The lot area will accommodate a triplex, which is lower density development than many surrounding multi-family buildings. The shape of the site constricts the building location and drive approaches to the garages. While a different configuration of the building on the lot may be possible, the lot shape places constraints on the access and could create a cascade of additional issues in terms of the zoning code and building codes.

Faultline and Surface Fault Rupture Evaluation

In addition, much of the public comment and the Commission's discussion focused on the nearby branch of the Wasatch Fault. Some Commissioners questioned if this item was within the HLC's purview. However, the location of the fault line affects the allowed area of the building on the site, and it was decided that the Commission would ask for additional information that the applicant supplied after the June meeting. This "Surface Fault Rupture Hazard Evaluation" report may be found as Attachment C. The report is dated July 23, 2015. In addition, Staff asked two Professional Geologists, one from the Utah Geological Survey and another from the U.S. Natural Resources Conservation Service, to informally review the report. Their comments may also be found at the end of Attachment C.

Comments from both geologists were similar. The lot lies within a "Surface Fault Rupture Study Area," which requires a potential developer to conduct a study before any development to ensure that an active fault doesn't sit beneath the site of a proposed structure. Based on the information in the report, both geologists concur with its conclusions that the fault rupture hazard is probably low. One area, the southernmost part of the triangle-shaped lot, was not explored in the study. Both geologists consulted by Staff agreed with the consultant's findings that "no habitable structures should be located in the area south of the trench without further exploration." That area is not proposed for development; the proposal leaves that portion in its natural state.

Note that this study does not cover risks of damage associated with an actual seismic event. Those evaluations would be done by a structural engineer and a geotechnical engineer. That process generally occurs after zoning issues (including HLC review) are addressed, and the project is reviewed for a building permit.

It is important to include one last note concerning the fault line on this lot. Although this evaluation predates the March 18, 2020 earthquake on another section of the Wasatch Fault, additional studies indicate that event didn't alter or negate the results of this evaluation. A more technical explanation may be found in the comments in Attachment C.

Non-Contributing Building Status
As detailed in the June Staff report, the applicants submitted a request to demolish a non-contributing structure. Staff followed the process outlined in the zoning code and notified property owners and neighbors within 85 feet of the lot and provided a comment or protest period. Staff did not receive any public comments regarding the demolition. Once a re-use plan

for the property is approved, Staff will issue a CoA for demolition, and the applicants will be able to obtain a permit from the City to demolish the structure.

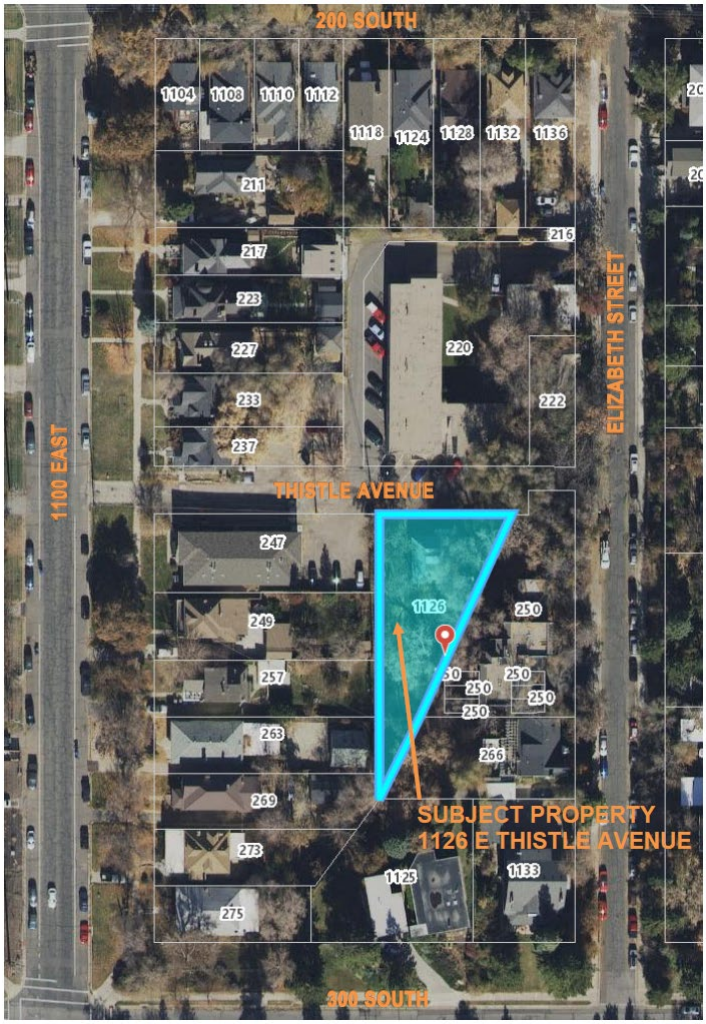
NEXT STEPS
If the Commission accepts the revisions, you may approve the new construction and associated special exceptions based on Staff's previous findings and the information in this memo. Staff recommends that the Commission delegate resolution of any remaining minor design issues to Staff. The applicant has already submitted a building permit application to the City; Staff will review these materials to ensure that the design matches the one approved by the HLC and will ultimately issue a CoA for the work.

If the Commission does not accept the revised design, you may elect to table the petition and ask for further revisions or additional detail.

If the Commission chooses to deny the project outright, the applicants may return with a new application for new construction but cannot reapply for any special exceptions for one year.

ATTACHMENT A:

Context Maps



★ *Approximate Project Location*

ATTACHMENT B:

Revised Applicant Submittal/Narrative

1. *Revised Applicant Narrative*
2. *Revised Site Plan*
3. *Revised Elevations*

From: garyk@jzw-a.com
To: Knight, Nelson
Subject: (EXTERNAL) 1126 Thistle
Date: Friday, June 11, 2021 6:44:27 PM
Attachments: 20077-1126 Thistle 3-Plex Site Plan.pdf
20077-1126 Thistle 3-Plex Elevations.pdf

Nelson-

I have attached the proposed site plan and elevations for the historic meeting. The windows are all recessed and the building has been simplified. There are many mid century modern features in this design. There are only two materials – Hard stucco and brick. There are two different colors of stucco on the sides and rear of the building. We have added an entrance on the north/street facing side of the building.

Here are some of the other features:

-A sidewalk was added that is separate from the proposed driveway.
-The windows are all recessed
-All of the stucco is real cement stucco
-There is no fiber cement siding
-An awning has been added to the north doorway

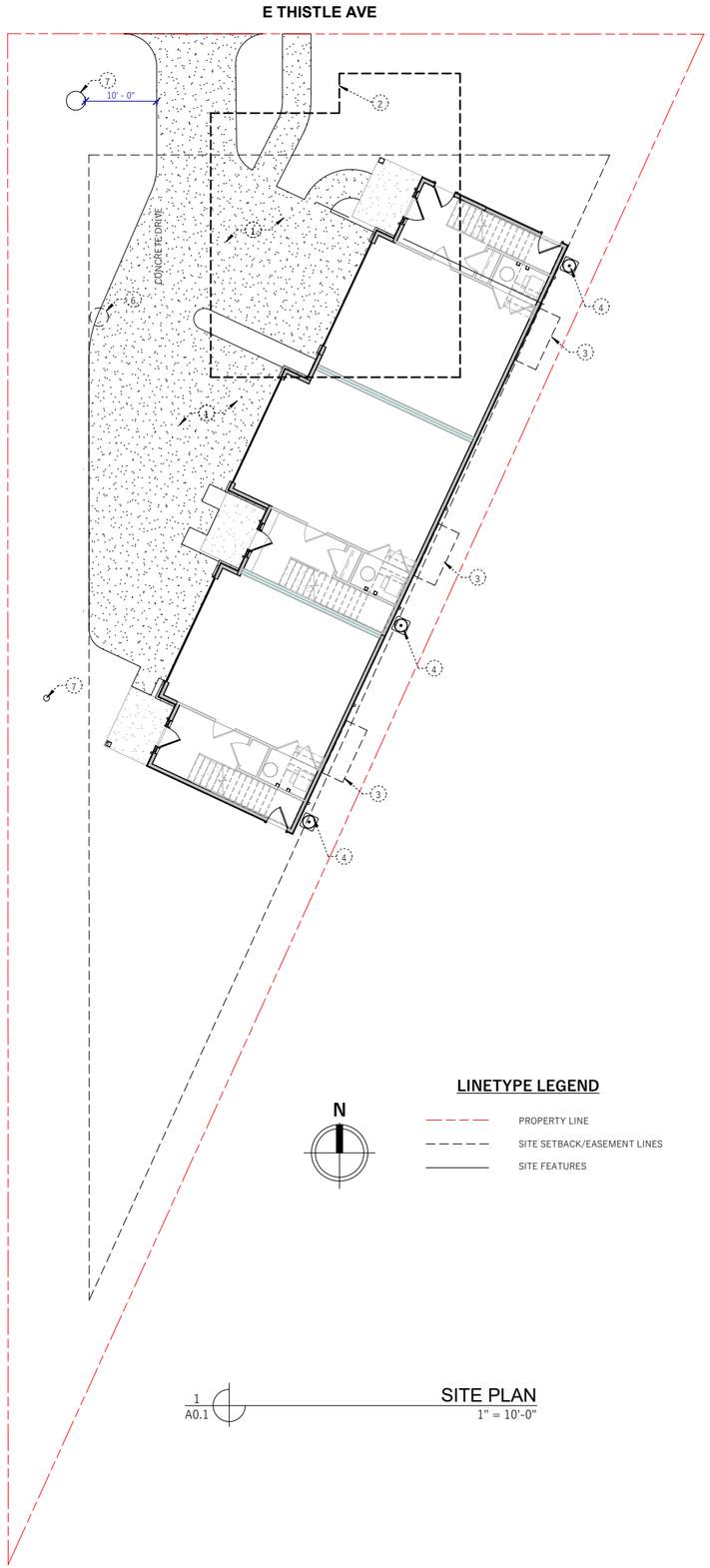
Please let me know your thoughts and what we can do to adjust the project so that we don't have any recommended conditions from the planning staff.

Please let me know if you have any questions.

Thanks,

Gary Knapp

JZW
ARCHITECTS
45 E Center Street, Ste 202
North Salt Lake, UT 84054
801.936.1343
garyk@jzw-a.com



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 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.

GENERAL NOTES - SITE PLAN

M	EXPAND STABILIZED AREA AS REQUIRED TO ACCOMODATE 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 CHARAGCTERS 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 THEAN 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

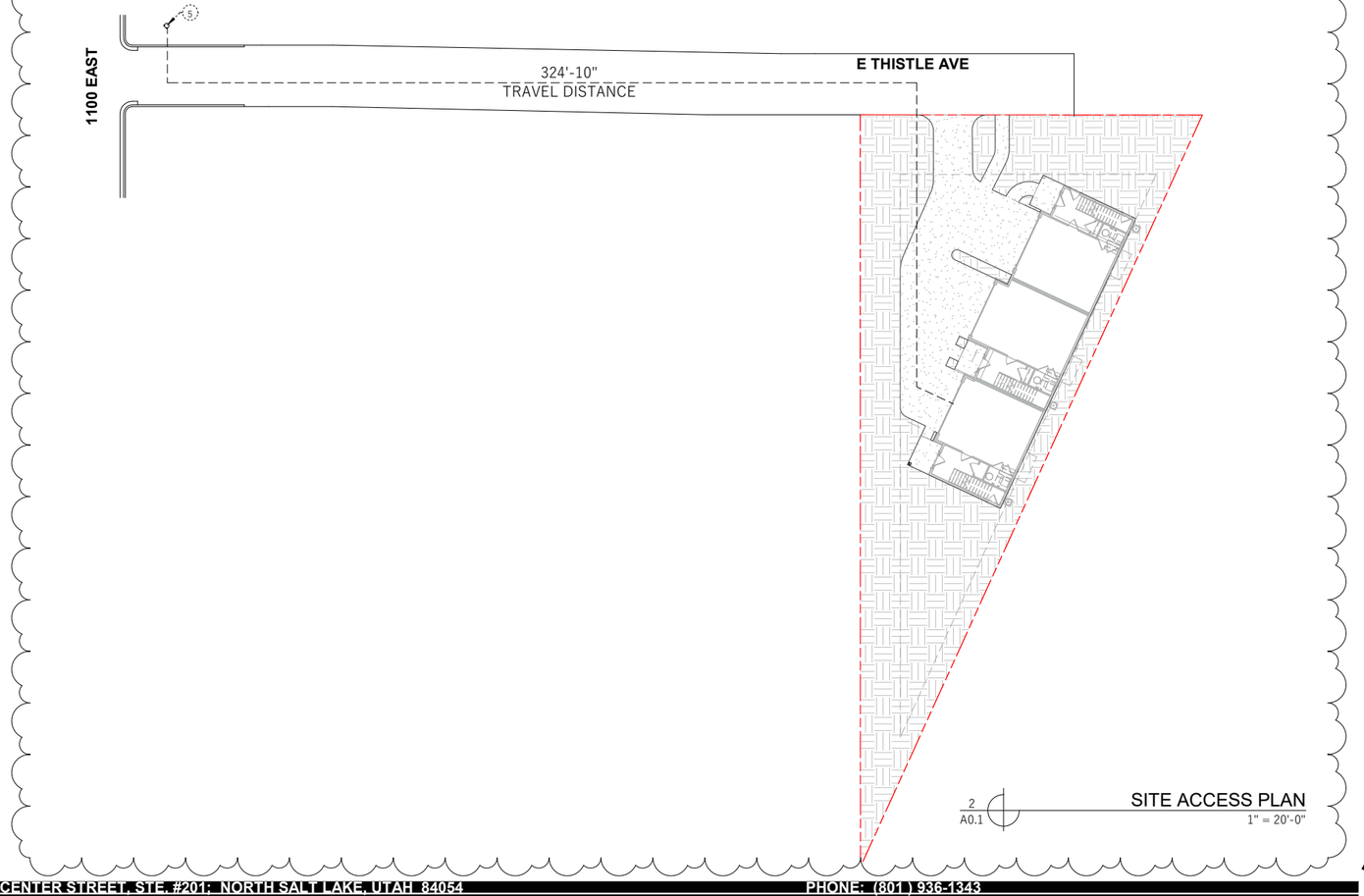
1	CONCRETE DRIVE, SEE GENERAL CONCRETE NOTES. PROVIDE REQUIRED EXPANSION JOINTS.
2	DASHED LINES HERE REPRESENT EXISTING BUILDING TO BE DEMOLISHED
3	DASHED LINES HERE REPRESENT DECK AT SECOND FLOOR
4	LOCATION OF AIR CONDITIONER CONDENSER
5	EXISTING FIRE HYDRANT
6	DASHED LINES HERE REPRESENT EXISTING TREE TO BE REMOVED
7	LINES HERE REPRESENT LOCATION OF EXISTING TREE

N

LINETYPE LEGEND

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

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



2 A0.1 SITE ACCESS PLAN 1" = 20'-0"

PROJECT NUMBER
20077

ISSUE DATE:
JUNE 10, 2021

REVISIONS:

No.	Date
1	03/25/2021

THISTLE 3-PLEX

1126 EAST THISTLE STREET
SALT LAKE CITY, UTAH

SITE PLAN

A0.1

FAX: (801) 936-0180 45 EAST CENTER STREET, STE. #201; NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

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

PROJECT NUMBER
20077

ISSUE DATE:
JUNE 10, 2021

REVISIONS:

No.	Date

THISTLE 3-PLEX

1126 EAST THISTLE STREET
SALT LAKE CITY, UTAH

ELEVATIONS

A2.1

FAX: (801) 936-0180 45 EAST CENTER STREET, STE. #201; NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

1 A2.2 LEFT SIDE ELEVATION
1/4" = 1'-0"

2 A2.2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

3 A2.2 REAR ELEVATION
1/4" = 1'-0"

PROJECT NUMBER
20077

ISSUE DATE:
JUNE 10, 2021

REVISIONS:
No. Date

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

ELEVATIONS

A2.2

FAX: (801) 936-0180 45 EAST CENTER STREET, STE. #201; NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343
JZW ARCHITECTS

ATTACHMENT C:

Fault-Related Documents

1. *Surface Fault Rupture Study – 2015*
2. *Informal Review Comments*
    a. *Julia Grim, U.S.D.A. Natural Resources Conservation Service*
    b. *Richard Giraud, Geologic Hazards Program, Utah Geological Survey*

REPORT

SURFACE FAULT RUPTURE HAZARD EVALUATION
PROPOSED SINGLE-FAMILY RESIDENCE
1126 EAST THISTLE AVENUE
SALT LAKE CITY, UTAH

Prepared for

Jeff Taylor
1152 East 200 South
Salt Lake City, Utah 84102

July 23, 2015

Prepared by

Western GeoLogic, LLC
2150 South 1300 East, Suite 500
Salt Lake City, Utah 84106

Voice: 801.359.7222
Fax: 855.990.4601
Web: www.westerngeologic.com

WESTERN GEOLOGIC, LLC
2150 SOUTH 1300 EAST, SUITE 500
SALT LAKE CITY, UTAH 84106 USA

Phone: 801.359.7222 Fax: 855.990.4601 Email: cnelson@westerngeologic.com

July 23, 2015

Jeff Taylor
1152 East 200 South
Salt Lake City, Utah 84102

SUBJECT: Surface Fault Rupture Hazard Evaluation
Proposed Single-Family Residence
1126 East Thistle Avenue
Salt Lake City, Utah

Dear Mr. Taylor:

This report presents results of a surface fault rupture hazard evaluation conducted by Western GeoLogic, LLC (Western GeoLogic) for proposed redevelopment of the property at 1126 East Thistle Avenue in Salt Lake City, Utah (Figure 1 – Project Location). The site is in the NE¼ SE¼ Section 5, Township 1 South, Range 1 East (Salt Lake Base Line and Meridian). Elevation of the site is about 4,472 feet above sea level. The site is currently developed by a vacant single-family residence on a triangular 0.24-acre parcel. It is our understanding that plans are to replace the existing home with a new home.

PURPOSE AND SCOPE

Salt Lake County hazard maps show an approximately located (dashed), west-dipping trace of the East Bench fault (a subsection of the Salt Lake City segment of the Wasatch fault zone). The fault extends northeastward from near the south corner of the Project to about 140 feet east of the northeast site corner on Salt Lake County hazard maps, and the site is in the Surface Fault Rupture Special Study Area where trenching studies are required. The purpose of this investigation was therefore to evaluate the hazard from surface faulting at the site. Other geologic hazards possibly present were not evaluated and are beyond the scope of this study. The following scope of services was performed in accordance with the above purpose:

- Excavation and logging of one exploratory trench to identify the presence and location of possible active faults crossing the study area, assess zones of fault-related deformation, and recommend appropriate fault set-back distances and safe "buildable" areas should faults be discovered;
- Review of available geologic maps and reports; and
- Evaluation of available data and preparation of this report, which presents the results of our study.

This report has been prepared in general accordance with the Guidelines for Evaluating Surface Fault Rupture Hazards in Utah (Christenson and others, 2003). Utah Geological Survey staff previously indicated they would inspect the trench exposure if evidence for faulting or other significant subsurface conditions were encountered. No inspection was requested. The trench was digitally photographed at five-foot intervals to document subsurface conditions. The photos are not included herein, but are available upon request.

GEOLOGY

Seismotectonic Setting

The property is located in northeastern Salt Lake Valley about 1.5 miles southwest of the western base of the Wasatch Range. Salt Lake Valley is a deep, sediment-filled structural basin of Cenozoic age that is bounded by two uplifted range blocks, the Oquirrh Mountains and the Wasatch Range (to the west and east, respectively). The valley lies at the eastern edge of the Basin and Range physiographic province (Stokes, 1977, 1986). The Basin and Range province is characterized by a series of generally north-trending elongate mountain ranges, separated by predominately alluvial and lacustrine sediment-filled valleys and typically bounded on one or both sides by major normal faults (Stewart, 1978). The boundary between the Basin and Range and Middle Rocky Mountains provinces is the prominent, west-facing escarpment along the Wasatch fault zone at the western base of the Wasatch Range. Late Cenozoic normal faulting, a characteristic of the Basin and Range, began between about 17 and 10 Ma (million years ago) in the Nevada (Stewart, 1980) and Utah (Anderson, 1989) portions of the province. The faulting is a result of a roughly east-west directed, regional extensional stress regime that has continued to the present (Zoback and Zoback, 1989; Zoback, 1989).

The Wasatch fault zone is one of the longest and most active normal-slip faults in the world, and extends for 213 miles along the western base of the Wasatch Range from southeastern Idaho to north-central Utah (Machette and others, 1992). The fault zone generally trends north-south and, at the surface, can form a zone of deformation up to several hundred feet wide containing many subparallel west-dipping main faults and east-dipping antithetic faults. Previous studies divided the fault zone into 10 sections, each of which rupture independently and are capable of generating large-magnitude surface-faulting earthquakes (Machette and others, 1992). The central five sections of the fault (Brigham City, Weber, Salt Lake, Provo, and Nephi) have each produced two or more surface-faulting earthquakes in the past 6,000 years (Black and others, 2003).

The site is located in Salt Lake County's Surface Fault Rupture Special Study Area near the northern end of the East Bench fault subsection of the active Salt Lake City segment of the Wasatch fault zone. The Salt Lake City segment consists of three subsections, from north to south: Warm Springs, East Bench, and Cottonwood, that trend across the heavily populated east side of Salt Lake Valley. The East Bench fault comprises the central portion of the Salt Lake City segment, and forms prominent northwest- to southwest-facing intra-urban fault scarps.

Personius and Scott (1992, 2009) map the westernmost splay of two down-to-the-west traces of the East Bench fault extending northeastward near the south corner of the site, but they show the fault as approximately located (dashed). These traces diverge from a single main trace near 1400 South and 1300 East Streets, and then reconverge north of the University of Utah. The main East Bench fault trace is mapped continuing southward to Holladay near 4500 South Street, where it dies out. The fault zone then steps over about 1.4 miles to the east and continues in the Cottonwood subsection southward along the Wasatch Range front. Lund (2005) indicates preferred earthquake timing for the last four surface-faulting earthquakes on the Salt Lake City segment, mainly based on trenching data from sites on the Cottonwood section (for instance, Black and others, 1996), is: (1) about 1,300 years ago (event Z), (2) about 2,450 years ago (event Y), (3) about 3,950 years ago (event X), and (4) about 5,300 years ago (event W). The consensus preferred recurrence interval for the Salt Lake City segment, as determined by the Utah Quaternary Fault Working Group, is 1,300 years for the past four surface-faulting earthquakes (Lund, 2005).

Machette and others (1992) indicate the East Bench fault shows evidence for at least two surface-faulting earthquakes on the western fault splay, based on trenching data from the Dresden Place site near 550 South and 900 East in Salt Lake City (about 0.3 miles southwest of the site). Machette and others (1992) report the earliest documented event on the western splay likely occurred subaqueously in Lake Bonneville between 12,500 and 25,000 years ago and was manifested as monoclinally warped, deep-water sediments with about 10 feet (3 m) of down-to-the-west displacement. One or more subsequent events after 12,500 years ago produced a minimum of 13 feet (4 m) of brittle deformation expressed as planar fault ruptures that extended to the top of native sediments under man-made fill (Machette and others, 1992).

DuRoss and Hylland (2012) found evidence for three Holocene surface-faulting earthquakes on the same splay at Dresden Place based on trenching data from the Penrose Drive site about 0.9 miles northeast of the property. Timing for the last two earthquakes at the Penrose Drive site corresponded to Black and others (1996) events X and W about 3,950 years ago and 5,300 years ago (respectively), although no evidence for events Z and Y was found. The third earthquake is estimated to have occurred between 7,400 and 10,600 years ago (DuRoss and Hylland, 2012).

The site is also in the central portion of the Intermountain Seismic Belt (ISB), a generally north-south trending zone of historical seismicity along the eastern margin of the Basin and Range province extending from northern Arizona to northwestern Montana (Sbar and others, 1972; Smith and Sbar, 1974). At least 16 earthquakes of magnitude 6.0 or greater have occurred within the ISB since 1850; the largest of these earthquakes was a M_S 7.5 event in 1959 near Hebgen Lake, Montana. However, none of these earthquakes occurred along the Wasatch fault or other known late Quaternary faults (Arabasz and others, 1992; Smith and Arabasz, 1991). The closest of these events was the 1934 Hansel Valley (M_S 6.6) event north of the Great Salt Lake.

Unconsolidated Deposits

Personius and Scott (1992, 2009) map the site in middle Holocene to uppermost Pleistocene fan alluvium (unit af2; Figure 2). Given the relatively simple geology of the site and surrounding area, Figure 2 was enlarged to a scale of 1:24,000 from the original map scale of 1:50,000. The western splay of the East Bench fault is mapped trending northeastward near the south site corner (Figure 2). Personius and Scott (1992, 2009) describe surficial geologic units in the site vicinity, from youngest to oldest in age, as follows:

f – *Manmade fill (historic).* Most consist of locally derived surficial deposits of variable grain size; used as engineered fills for highways, railways, and buildings; also includes assorted materials in landfills and tailing piles and ponds. Thickness >1 m.

chs – *Hillslope colluvium (Holocene to upper Pleistocene).* Pebble, cobble, and boulder gravel, usually clast supported, in a matrix of sand and silt; clasts usually angular to subangular, but unit contains some recycled lacustrine gravel of the Bonneville lake cycle. Very poorly sorted; massive to crude parallel bedding. Forms small fans, cones, and debris aprons at the mouths of small canyons and at the bases of bedrock slopes. Deposited by mass-wasting processes, sheetwash, and small debris flows. Thickness 1 to >10 m.

al1 – *Stream alluvium 1 (upper Holocene).* Sand, silt, and minor clay and gravel along Jordan River and lower reaches of its tributaries; deposits along upper reaches of tributaries consist of pebble and cobble gravel, and minor sand and silt. Poorly to moderately sorted; parallel bedding and crossbedding. Forms modern flood plain and terraces less than 5 m above modern stream level. Subject to flooding and high water table. Exposed thickness 1-3 m.

al2 – *Stream alluvium 2 (middle Holocene to uppermost Pleistocene).* Sand, silt, clay, and local gravel along Jordan River and lower reaches of its tributaries; deposits along upper reaches of tributaries consist of pebble and cobble gravel, and minor sand and silt. Poorly to moderately sorted; parallel bedding and crossbedding. Deposited by streams graded to recessional stands of Lake Bonneville and to lakes of early Holocene age; forms terraces more than 5 m above modern stream level, usually inset into deposits of the Bonneville lake cycle. Exposed thickness 1-5 m.

af2 – *Fan alluvium 2 (middle Holocene to uppermost Pleistocene).* Clast-supported pebble and cobble gravel, locally bouldery, in a matrix of sand and silty sand; poorly sorted; casts subangular to round. Thin to thick, parallel bedding and crossbedding; locally massive. Deposited by perennial and intermittent streams, debris flows, and debris floods (hyperconcentrated floods) graded approximately to modern stream level. May contain small deposits of units af1 and cd1, especially near fan heads and along active stream channels. No shorelines present on surfaces. Typical soil profiles range from A-Bw-Cox-Cn to A-Bt(weak)-Cox-Cn. Thickness 1 to >10 m.

afb – *Fan alluvium related to transgressive phase (upper Pleistocene).* Clast-supported pebble and cobble gravel, locally bouldery, in a matrix of sand and silty sand; poorly sorted; clasts subangular to round. Thin to thick, parallel bedding and crossbedding; locally massive. Deposited by streams graded to shorelines of the transgressive phase of the Bonneville lake cycle, and forms fans graded to these shorelines. May be covered by thin deposits of post-transgressive phase alluvium and colluvium. Typical soil profile, A-Bt-Cox-Cn. Thickness 1 to >10 m.

lpg – *Lacustrine sand and gravel related to the regressive phase (uppermost Pleistocene).* Clast-supported pebble and cobble gravel, in a matrix of sand and pebbly sand; locally interbedded with beds and lenses of silt and sandy silt. Good sorting within beds, clasts subround to round. Deposited in parallel and crossbedded, thin to thick beds dipping from horizontal to as much as 15°. Deposited in beaches, bars, and spits, as well as small deltas that no longer retain distinctive morphology. Mapped at Provo shoreline (1,463-1,469 m [4,800-4,820 ft]) in map area and below. Contact with unit lbpg is mapped where lpg deposits can no longer be correlated with other regressive-phase deposits or shoreline. Thickness 1-25 m.

lpm – *Lacustrine clay and silt related to regressive phase (uppermost Pleistocene).* Clay, silt, and minor sand deposited in quiet water areas along the Provo shoreline. Thickness >1 m.

lbpm – *Lacustrine clay and silt, undivided (upper Pleistocene).* Clay, silt, and minor fine sand and pebble gravel; bedding locally disrupted by soft-sediment deformation or liquefaction. Deposited in deep and (or) quiet water in lower part of basin. Usually grades laterally into other deposits of the Bonneville lake cycle. Unit probably contains small deposits of unit clsp in urbanized areas. Thickness 1 to >10 m.

lbm – *Lacustrine clay and silt related to transgressive phase (upper Pleistocene).* Clay, silt, and minor fine sand; locally contains medium to coarse sand and pebble gravel. Good sorting within beds; deposited in very thin to thick, parallel and crossbedded, horizontal to gently dipping beds; bedding locally disrupted by soft-sediment deformation or liquefaction. Deposited in quiet-water environments, in sheltered bays between headlands, in lagoons behind barrier bars, or on lake floor in deeper water. Usually overlie coarse-grained transgressive shoreline deposits, implying deposition in increasingly deeper, quieter water. Thickness 1-25 m.

lbg – *Lacustrine sand and gravel related to transgressive phase of Lake Bonneville (upper Pleistocene).* Clast-supported pebble, cobble, and rarely boulder gravel, in a matrix of sand and pebbly sand; locally includes interbedded silt and clay ranging from thin beds and lenses to lagoonal deposits as much as 10 m thick. Good

sorting within beds; clasts subround to round. Deposited in parallel and crossbedded, thin to thick beds, dipping from horizontal to as much as 15°. Base is bouldery in some places. Deposited in beaches, bars, spits, and small deltas and lagoons. Mapped between the Provo and Bonneville shorelines (1,463-1,585 m; 4,800-5,200 ft). Commonly covered by deposits of hillslope colluvium (chs), but typically forms wave-built bench at the Bonneville shoreline and at several less well developed beach berms between the Provo and Bonneville shorelines. Thickness 1-25 m.

af4 – *Fan alluvium 4 (upper middle Pleistocene).* Clast-supported pebble and cobble gravel, locally bouldery, in a matrix of sand and silty sand, poorly sorted; clasts subangular to round. Thin to thick, parallel bedding and crossbedding; locally massive. Forms small fans and fan remnants topographically above or cut by the Bonneville shoreline. Correlative deposits probably underlie much of the map area and are buried by younger deposits downslope from the Bonneville shoreline. Typical soil profile, A-Bt(moderate-strong)-Cox-Cn. Thickness 1 to >10 m.

Lake Bonneville History

Lakes occupied nearly 100 basins in the western United States during late-Quaternary time, the largest of which was Lake Bonneville in northwestern Utah. The Bonneville basin consists of several topographically closed basins created by regional extension in the Basin and Range (Gwynn, 1980; Miller, 1990), and has been an area of internal drainage for much of the past 15 million years. Lake Bonneville consisted of numerous topographically closed basins, including the Salt Lake and Cache Valleys (Oviatt and others, 1992). Sediments from Lake Bonneville underlie the site and comprise much of the unconsolidated deposits in the site vicinity.

Timing of events related to the transgression and regression of Lake Bonneville is indicated by calendar age estimates of significant radiocarbon dates in the Bonneville Basin (Donald Currey, University of Utah; written communication to the Utah Geological Survey, 1996; and verbal communication to the Utah Quaternary Fault Parameters Working Group, 2004). Approximately 32,500 years ago, Lake Bonneville began a slow transgression (rise) to its highest level of 5,160 to 5,200 feet above mean sea level. The lake rise eventually slowed as water levels approached an external basin threshold in northern Cache Valley at Red Rock Pass near Zenda, Idaho. Lake Bonneville reached the Red Rock Pass threshold and occupied its highest shoreline, termed the Bonneville beach, after about 18,000 years ago. The lake remained at this level until 16,500 years ago, when headward erosion of the Snake River-Bonneville basin drainage divide caused a catastrophic incision of the threshold and the lake level lowered by roughly 360 feet in fewer than two months (Jarrett and Malde, 1987; O'Conner, 1993). Following the Bonneville flood, the lake stabilized and formed a lower shoreline referred to as the Provo shoreline. Climatic factors then caused the lake to regress rapidly from the Provo shoreline, and by about 13,000 years ago the lake had eventually dropped below historic levels of Great Salt Lake. Oviatt and others (1992) deem this low stage the end of the Bonneville lake cycle. Great Salt Lake then experienced a brief transgression between

12,800 and 11,600 years ago to the Gilbert level at about 4,250 feet before receding to and remaining within about 20 feet of its historic average level (Lund, 1990). The site is located below both the Bonneville and Provo shorelines.

SUBSURFACE INVESTIGATION

To evaluate subsurface geologic conditions at the site and assess the potential hazard from surface faulting, a field exploration plan was developed to excavate one generally northwest-trending trench across the southern and western parts of the property using a large backhoe. The trench extended a total distance of 105 feet from the eastern site boundary to the western boundary west of the existing home. The trench was not extended further northward due to risk of unmarked buried utility lines in this area, but provides coverage for the existing home footprint at the mapped fault trend. Figure 3 shows the trench location, property boundary, and approximate location of the East Bench fault at a scale of 1 inch equals 40 feet (1:480). The trench location was measured using trend and distance methods and a handheld GPS unit accurate to within 10 feet (3m), and is considered sufficiently accurate given that no evidence for faulting was observed. The trench extended to a depth sufficient to expose sediments capable of displaying evidence for any active (Holocene) faulting. Figure 4 is a detailed log of the trench at a scale of 1 inch equals 5 feet (1:60). Trench logging followed methodology in McCalpin (1996).

The trench at the site exposed a stratigraphic sequence comprised of fine sand inferred to be from Lake Bonneville (unit 1, Figure 4) overlain by a sequence of gravelly post-lake alluvial deposits (units 2 and 3, Figure 4). Unit 1 likely corresponds to Personius and Scott's (1992, 2009) unit lbpm; whereas units 2 and 3 likely correspond to units af4 and af2, respectively (Figure 2). No evidence of faulting such as displaced, terminated, or back-tilted stratigraphic horizons, vertical clast alignments, or buried soil horizons (paleosols) was observed in the trench. Given an estimated latest Pleistocene age for the stratigraphic sequence, and timing for Duross and Hylland's (2012) Holocene East Bench fault events at Penrose Drive (discussed above), evidence for active faulting would have been exposed if it were present.

CONCLUSIONS AND RECOMMENDATIONS

The westernmost splay of two west-dipping traces of the East Bench fault, which comprises the central part of the active Salt Lake City segment of the Wasatch fault zone, is mapped trending northeastward near the south corner of the site and the site is in the Surface Fault Rupture Special Study Area on Salt Lake County hazard maps. Surficial geology of the site is mapped as Holocene to uppermost Pleistocene alluvium. One trench was excavated across the site to evaluate the hazard from surface fault rupture. The trench exposed alluvium overlying Lake Bonneville deposits. The exposed stratigraphy appeared to correlate well with nearby mapped surficial geologic units. The deposits in the trench displayed no evidence for active faulting though, given timing for events on the East Bench fault, these sediments appeared to be of sufficient age.

Based on the findings of our investigation discussed above, the existing hazard from surface fault rupture is expected to be low. Given the lack of active faulting at the site, no fault setback recommendations are needed. However, the following recommendations are provided with regard to the geologic characterizations in this report:

- ***Excavation Inspection*** – This report does not reflect subsurface variations that may occur laterally away from an exploration trench. The nature and extent of such variations may not become evident until the course of construction, and are sometimes sufficient to necessitate structural or site plan changes. Thus, it is important that we observe subsurface materials exposed in future excavations (should any be conducted) to take advantage of all opportunities to recognize differing conditions that could affect the performance of the planned structure.

- ***Unexplored Area*** – A small sliver of the site in the south corner of the property was not explored. Given that this area would be closer to the mapped fault trace, no habitable structures should be located in the area south of the trench without further exploration. In the unlikely event that development extends into this area, the excavation inspection recommended above should suffice to verify that no active faults are present.

- ***Geotechnical Investigation*** – A geotechnical investigation is recommended prior to construction to provide design-level recommendations for cut and fill, site grading, footing and foundation design, and drainage.

- ***Excavation Backfill Considerations*** – The trench backfill was not emplaced in compacted layers. No footings or structure should therefore be founded over the trench excavation unless the backfill has been removed and replaced with structural fill, if the fill is to support a structure.

- ***Availability of Report*** – The report should be made available to architects, building contractors, and in the event of a future property sale, real estate agents and potential buyers. This report should be referenced for information on technical data only as interpreted from observations and not as a warranty of conditions throughout the site. The report should be submitted in its entirety, or referenced appropriately, as part of any document submittal to a government agency responsible for planning decisions or geologic review. Incomplete submittals void the professional seals and signatures we provide herein. Although this report and the data herein are the property of the client, the report format is the intellectual property of Western Geologic and should not be copied, used, or modified without express permission of the authors.

LIMITATIONS

This investigation was performed at the request of the Client using the methods and procedures consistent with good commercial and customary practice designed to conform to acceptable industry standards. The analysis and recommendations submitted in this report are based upon the data obtained from site-specific observations and compilation of known geologic information. This information and the conclusions of this report should not be interpolated to adjacent properties without additional site-specific information. In the event that any changes are later made in the location of the proposed site, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report modified or approved in writing by the engineering geologist.

This report has been prepared by the staff of Western GeoLogic for the Client under the professional supervision of the principal and/or senior staff whose seal(s) and signatures appear hereon. Neither Western GeoLogic, nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgment and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

The investigation was prepared in accordance with the approved scope of work outlined in our proposal for the use and benefit of the Client; its successors, and assignees. It is based, in part, upon documents, writings, and information owned, possessed, or secured by the Client. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of the Client. This report is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Western GeoLogic.

In expressing the opinions stated in this report, Western GeoLogic has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that Western GeoLogic assumes no responsibility or liability for their accuracy. The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed at the time of the field exploration.

It has been a pleasure working with you on this project. Should you have any questions, please call.

Sincerely,
Western GeoLogic, LLC

LICENSED PROFESSIONAL GEOLOGIST
07-23-2015
BILL DUANE BLACK
NO. 5224898-2250
STATE OF UTAH

Bill. D. Black, P.G.
Senior Engineering Geologist

Reviewed by:

LICENSED PROFESSIONAL GEOLOGIST
CRAIG V NELSON
5251804
STATE OF UTAH

Craig V Nelson, P.G., C.E.G.
Principal Engineering Geologist

ATTACHMENTS

Figure 1. Location Map
Figure 2. Geologic Map
Figure 3. Site Plan and Air Photo
Figure 4. Trench Log

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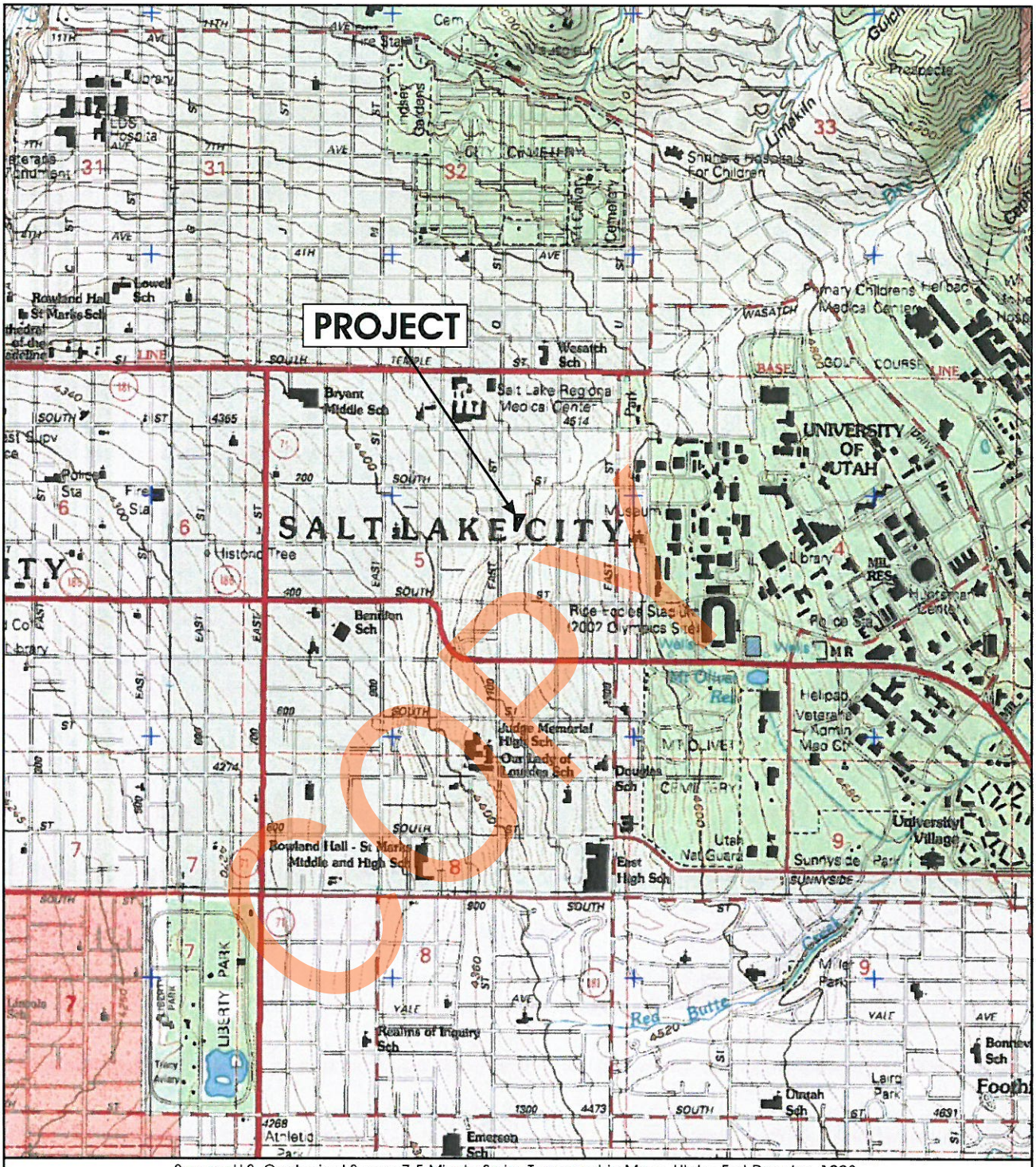


Source: U.S. Geological Survey 7.5 Minute Series Topographic Maps, Utah - Fort Douglas, 1998.

WESTERN GEOLOGIC

N
W E
S

0 1000 2000 feet

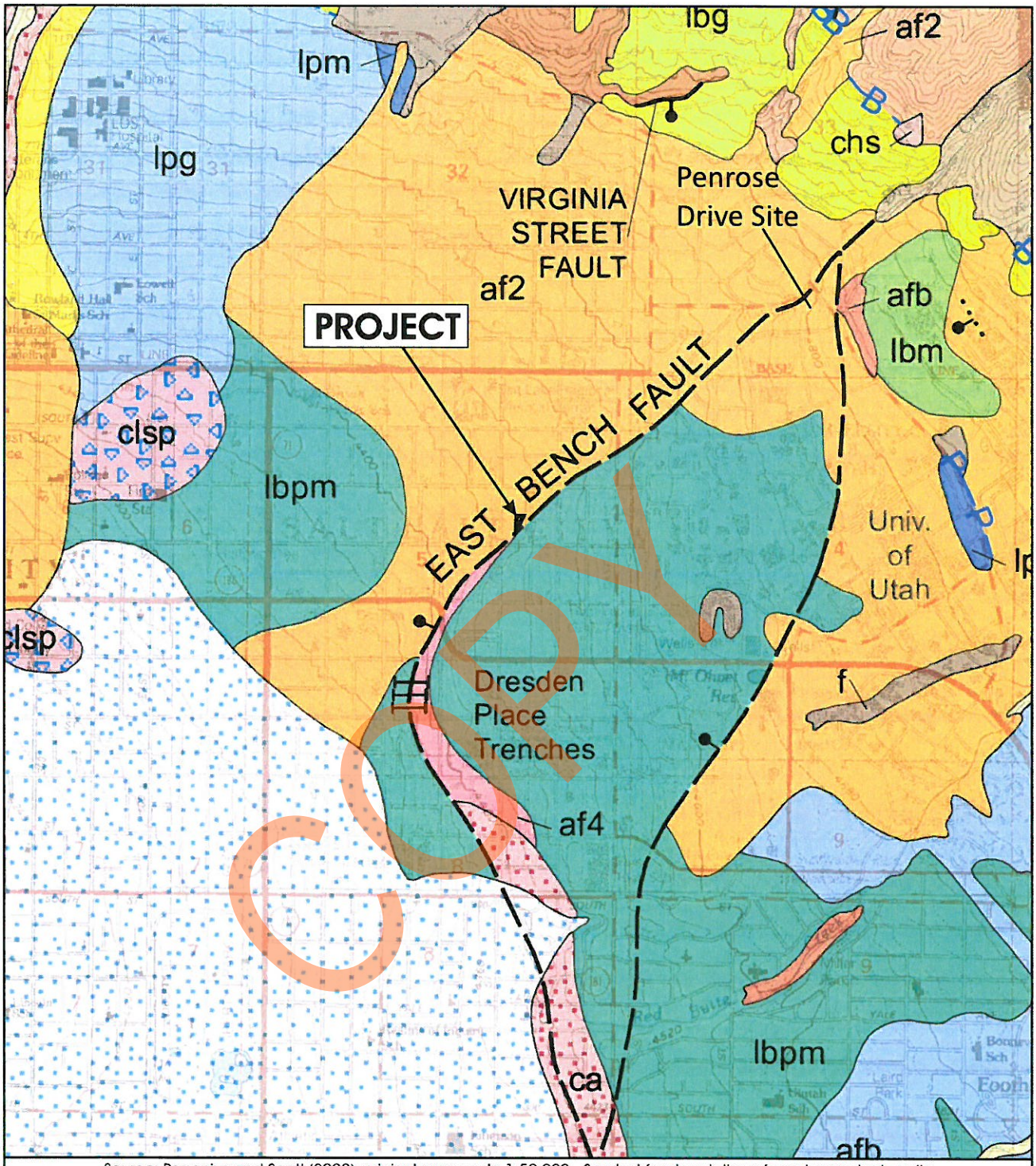
Scale 1:24,000
(1 inch = 2000 feet)

LOCATION MAP

SURFACE FAULT RUPTURE HAZARD EVALUATION

Proposed Single-Family Residence
1126 East Thistle Avenue
Salt Lake City, Utah

FIGURE 1



Source: Personius and Scott (2009); original map scale 1:50,000. See text for description of nearby geologic units.

WESTERN GEOLOGIC

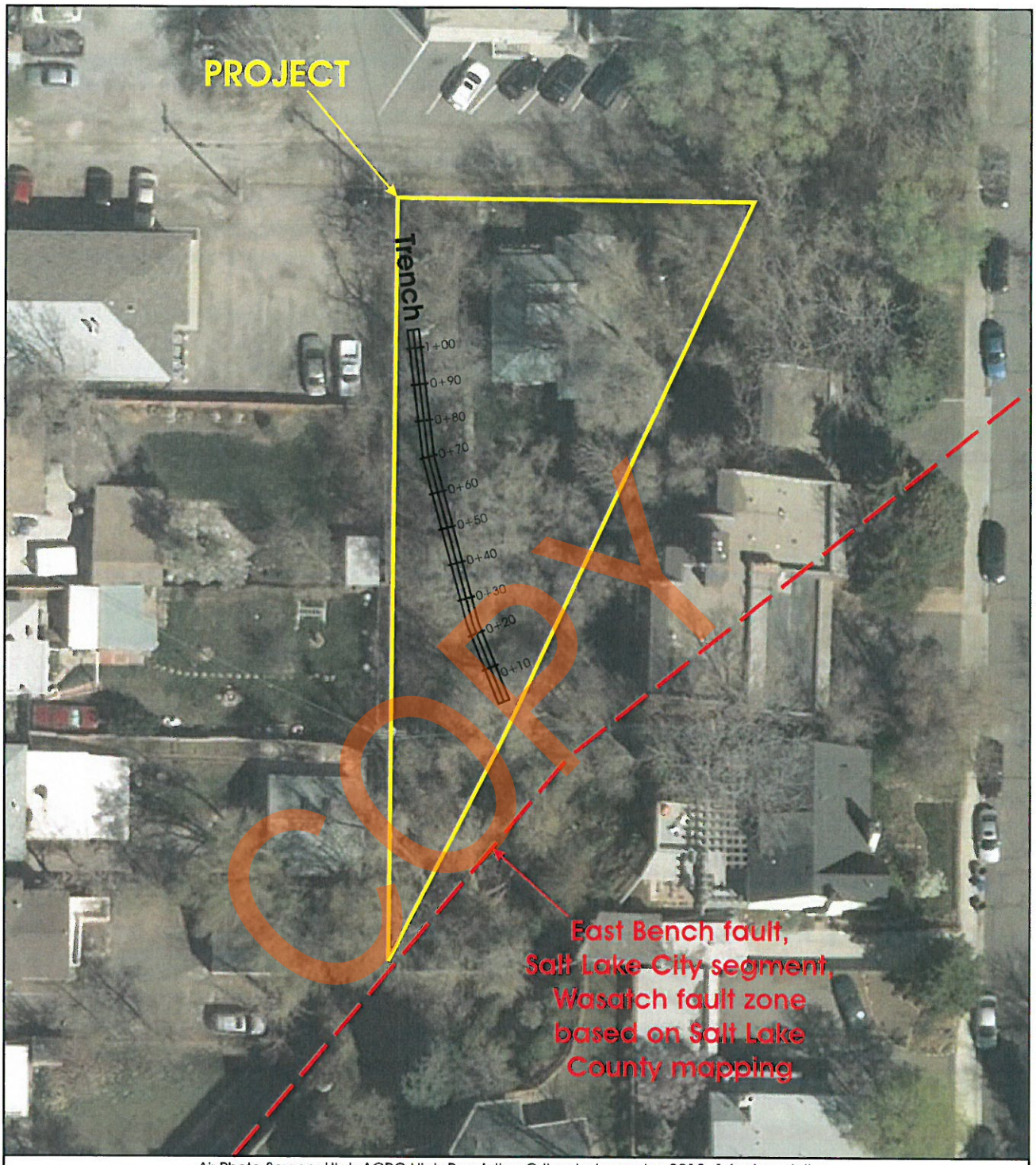
N
W E
S

0 1000 2000 feet
Scale 1:24,000
(1 inch = 2000 feet)

GEOLOGIC MAP

SURFACE FAULT RUPTURE HAZARD EVALUATION
Proposed Single-Family Residence
1126 East Thistle Avenue
Salt Lake City, Utah

FIGURE 2



Air Photo Source: Utah AGRC High Resolution Orthophotography, 2012, 1 foot resolution.

WESTERN GEOLOGIC

N
W E
S

0 20 40 feet

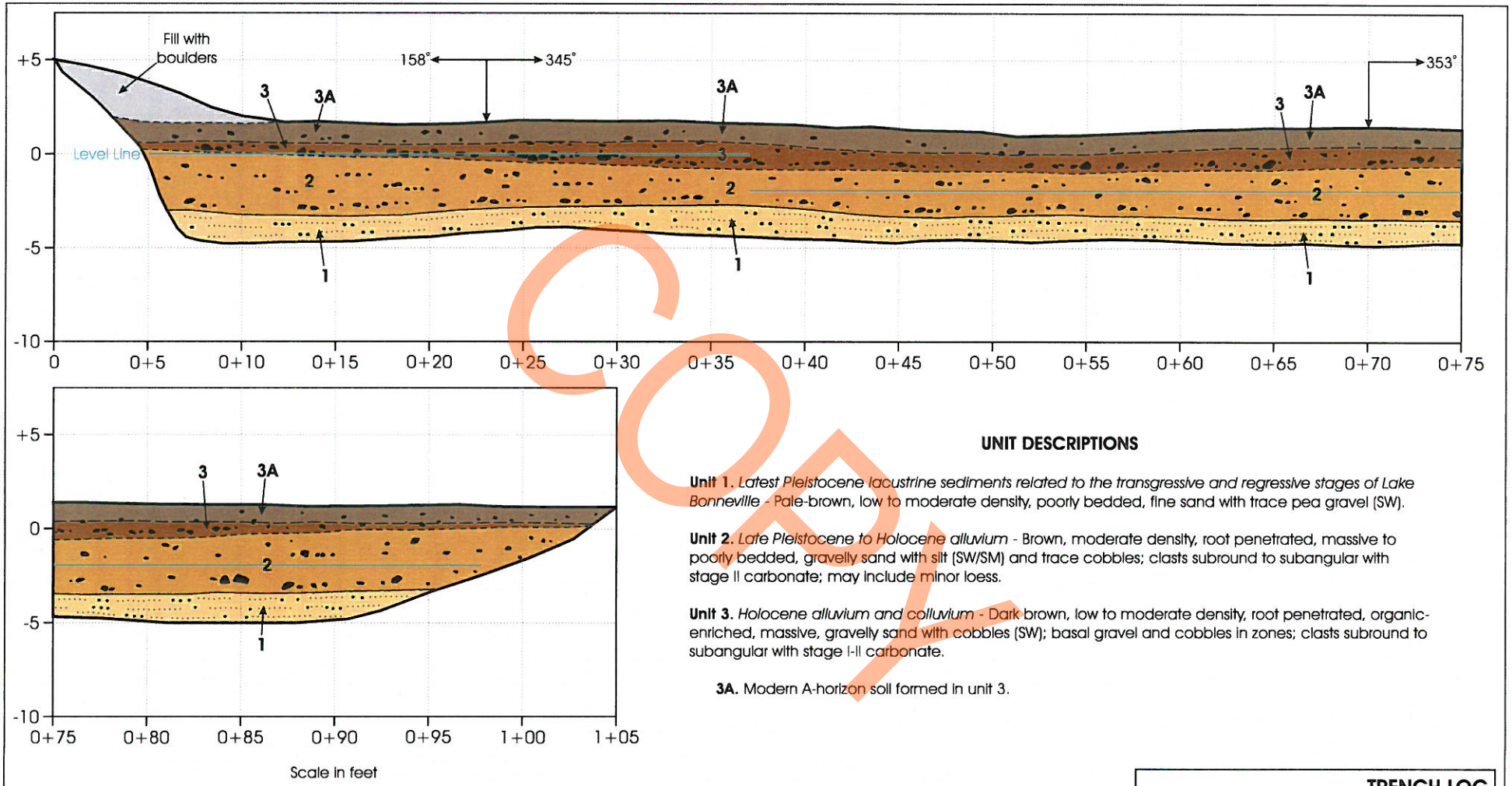
Scale 1:480
(1 inch = 40 feet)

SITE PLAN AND AIR PHOTO

SURFACE FAULT RUPTURE HAZARD EVALUATION

Proposed Single-Family Residence
1126 East Thistle Avenue
Salt Lake City, Utah

FIGURE 3



Scale in feet

UNIT DESCRIPTIONS

Unit 1. *Latest Pleistocene lacustrine sediments related to the transgressive and regressive stages of Lake Bonneville* - Pale-brown, low to moderate density, poorly bedded, fine sand with trace pea gravel (SW).

Unit 2. *Late Pleistocene to Holocene alluvium* - Brown, moderate density, root penetrated, massive to poorly bedded, gravelly sand with silt (SW/SM) and trace cobbles; clasts subround to subangular with stage II carbonate; may include minor loess.

Unit 3. *Holocene alluvium and colluvium* - Dark brown, low to moderate density, root penetrated, organic-enriched, massive, gravelly sand with cobbles (SW); basal gravel and cobbles in zones; clasts subround to subangular with stage I-II carbonate.

3A. Modern A-horizon soil formed in unit 3.

WESTERN GEOLOGIC

SCALE: 1 inch = 5 feet
(no vertical exaggeration)
South Trench Wall Logged, East to West

Trench logged by Bill D Black, P.G.
on July 18, 2015
Reviewed by Craig V Nelson, P.G.

TRENCH LOG

SURFACE FAULT RUPTURE HAZARD EVALUATION
Proposed Single-Family Home
1126 East Thistle Avenue
Salt Lake City, Utah

FIGURE 4

From: Grim, Julia - NRCS, Davis, CA
To: Knight, Nelson
Subject: (EXTERNAL) 1126 E. Thistle, Salt Lake City: Fault Rupture Hazard Report review
Date: Wednesday, July 21, 2021 10:10:50 AM
Attachments: image001.png

1. Fault rupture hazard evaluations are conducted to determine the likelihood that a building (or other structure) would be ripped apart by movement along a fault plane where it intercepts the ground surface ("fault trace"). The state- or the county has designated part- or all of the parcel to be in a "Surface Fault Rupture Special Study Area." If it's like CA's law, your local permitting entity requires rupture evaluations for any residential structure located in the Study Area; if the evaluation shows that a fault passes beneath the proposed structure, the building would have to shift (or be reconfigured) a certain distance away from the mapped fault trace.

2. The fault trace shown on the county map (Figs 2 and 3) slopes ("dips") toward the west, suggesting the fault plane passes beneath the parcel. BUT- the rupture hazard exists only where a fault intercepts the surface or very shallow subsurface. Seismic loading is another matter- see below…

3. Fault rupture hazard evaluations are typically conducted by digging a trench through soils and geologic layers that are young enough to be able to show whether an "active" fault exists beneath the proposed structure (i.e. the layers had to exist before the earthquake; displacement of really old layers would be inconclusive, but disrupted younger layers would indicate a relatively young age of the earthquake(s)). The report didn't find any evidence of displacement in relatively young (Pleistocene- mid-Holocene) deposits, so they concluded that the fault rupture hazard in all but the southernmost tip of the parcel is probably low.

4. I agree that the southern tip was NOT covered by the fault rupture hazard investigation as summarized in this report. Not knowing the particulars of your laws, a new fault rupture evaluation would probably be required if any portion of the structure underlies this corner. However, I would add that the northwest corner was also not covered- unless the corner is outside whatever setback from a mapped fault trace (it is farther from the mapped fault), it's possible that the existing fault trace actually passes beneath this corner (maps are scale-dependent with some measure of uncertainty, which is why you need site investigations), or a second fault trace (splay) also occurs within this fault zone. [Based on the observation that a line drawn parallel to the mapped trace in Figure 3 could pass thru this corner but not be exposed by the trench.]

5. The report is a fault rupture hazard investigation; it does not evaluate the risks of damage associated with the energy associated with the shaking ("seismic loading"). The risk of damage to the structure or whether or not the condos above will fall onto the ugly triplex are both seismic loading issues and are not addressed in this report; those evaluations would be done by a structural engineer who would look at building construction; and a geotechnical engineer/geology team to run a slope stability (landslide risk) analysis and also check to see if the foundation would liquefy and lose strength in response to the shaking (liquefaction

potential- worst where underlain by wet, loose sands).

6. They recommend and I'd concur that a qualified geologist should be onsite during excavation of said ugly triplex.

The evaluation predates the March 18, 2020 Magna Earthquake- someone may ask about how that event may have altered or negated results of the 2005 evaluation- it doesn't. The attached (and the two others I'd saved) interprets that the event may have been on the Salt Lake City segment of the Wasatch Fault, and that the fault plane is spoon-shaped (listric) rather than planar (note x-section in Figure 5). If anything, that would place it deeper beneath Thistle St. One of the papers emphasized that the revised interpretation of the Wasatch Fault as a result of the Magna EQ involved the "hanging wall" of the fault block, which is further west, under Magna (where the most notable damage occurred). I forgot there was no surface rupture associated with that event- interesting.

Julia Grim, P.G.
Geologist (CA & NV)

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Julia.Grim@usda.gov

From: Knight, Nelson
To: Richard Giraud
Subject: Re: (EXTERNAL) Re: Help with a weird lot at the base of 11th East?
Date: Monday, July 12, 2021 5:40:30 PM

That's exactly what I needed to know. Thanks! I owe you a beverage of your choice.

Nelson

From: Richard Giraud <richardgiraud@utah.gov>
Sent: Monday, July 12, 2021 3:54 PM
To: Knight, Nelson <Nelson.Knight@slcgov.com>
Subject: Re: (EXTERNAL) Re: Help with a weird lot at the base of 11th East?

Nelson,
Yes, glad to see they have already done a fault study. I looked at the report and they did not find any evidence of faulting. The consultant does mention that there is one unexplored area (page 8) south of their trench in the southernmost part of the triangle lot shown in figure 3. The consultant states that "no habitable structures should be located in the area south of the trench without further exploration." So you would need to check if the proposed building footprint would extend into this area. If the proposed footprint extends into this area they recommend an excavation inspection to verify that no active faults are present.
Rich

On Mon, Jul 12, 2021 at 3:25 PM Knight, Nelson <Nelson.Knight@slcgov.com> wrote:

> Would this be helpful? I'm reading it and understanding the small words. They just happened to send it to me earlier this afternoon. At least I'm not starting from scratch.
>
> ---
>
> **From:** Richard Giraud <richardgiraud@utah.gov>
> **Sent:** Monday, July 12, 2021 1:49 PM
> **To:** Knight, Nelson <Nelson.Knight@slcgov.com>
> **Subject:** (EXTERNAL) Re: Help with a weird lot at the base of 11th East?
>
> Nelson,
> Good to hear from you.
>
> Yes you're correct the site is along the East Bench fault. I believe I have had a couple public inquiries on this site over the last few years.
>
> Our most recent fault mapping is on our geologic hazards map portal.
> Utah Geologic Hazards Portal
> You can zoom into the site, then click on Earthquake Hazards then click on Hazardous Faults and Surface Fault Hazard Special Study Zones. The site is within a special study zone where a surface-fault rupture study is recommended before building. This involves trenching the site and looking for faults, if faults are identified, setbacks from the fault(s) are then recommended for safe building locations. Consultants typically perform this work for a developer. Often a fault study is performed before someone purchases the property to ensure the site is buildable for what they have planned. You can also make a map from the

web site to show people where the main trace of the fault is mapped by the Utah Geological Survey. The fault mapping is supported by ri-280 attached and guidelines for surface-fault rupture investigations are included in c-128, chapter 4. Salt Lake City may have their own fault map and you may need to reference that one rather than the Utah Geological Survey mapping.

For Salt Lake City government, I do not know if planning or building permits (or both) trigger the fault investigation. Doug Wheelwright used to do this for planning in the past. However, the sooner the fault study is done the better so everyone knows where the building footprint will be and if the site is buildable for what is planned.

Outside of a couple fire meetings, I am in the office most of the week, so you can call me anytime.
Rich

ri-280.pdf

On Mon, Jul 12, 2021 at 10:17 AM Knight, Nelson <Nelson.Knight@slcgov.com> wrote:

> Hey Rich,
> How goes it?
>
> I wonder if I can call upon your geological expertise for a project I am working on at 1126 E Thistle Avenue, which is a little stub of a street off of 11th East between 2nd and 3rd South. The developers want to build a triplex on the lot, and I took it to the HLC in June. There were lots of questions about the feasibility of building there because it is at the base of a very steep hill and, given its location, there must be a fault around there somewhere.
>
> Do you have time sometime this week to meet me out on site and explain the basics of the geology there? I'm taking it back to the commission in August, and I'm sure the same questions will come up. I want to be at least able to bluff my way through the discussion.
>
> Tomorrow or Wednesday 7/12 or 7/13 before noon or after 2:30 pm would work great for me but if you are willing to help out I can accommodate any time that works for you.
>
> Thanks!
> Nelson
>
> NELSON W. KNIGHT
> Senior Planner
>
> PLANNING DIVISION
> DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS
> SALT LAKE CITY CORPORATION
>
> MOBILE (PREFERRED) 385-226-4493
> DESK 801-535-7758
> EMAIL nelson.knight@slcgov.com
>
> WWW.SLC.GOV/PLANNING
> WWW.SLC.GOV/HISTORICPRESERVATION

WWW.OURNEIGHBORHOODSCAN.COM

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

--
Richard Giraud
Senior Geologist
Geologic Hazards Program
Utah Geological Survey
PO Box 146100
1594 West North Temple
Salt Lake City, Utah 84114-6100
801-537-3351

--
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ATTACHMENT D:

June 3, 2021 HLC Meeting Minutes

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING
This meeting was held electronically without and anchor location
Thursday, June 3, 2021

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order approximately 5:30 PM. Audio recordings of the Historic Landmark Commission meetings are retained for a period of time. These minutes are a summary of the meeting. For complete commentary and presentation of the meeting, please visit https://www.youtube.com/c/SLCLiveMeetings.

Present for the Historic Landmark Commission meeting were: Chairperson Robert Hyde; Vice Chairperson Michael Vela; Commissioners Babs De Lay, John Ewanowski, Adien Lillie, Kenton Peters, Victoria Petro-Eschler, and David Richardson.

Planning Staff members present at the meeting were: Deputy Director Michaela Oktay, Planning Manager Wayne Mills, Planning Manager Molly Robinson, Senior City Attorney Hannah Vickery, Administrative Assistant Aubrey Clark.

Chairperson Hyde read the virtual meeting determination.

[redacted]

[redacted]

Thistle Avenue Triplex at approximately 1126 E Thistle Avenue - Gary Knapp, of KZW Architects, is requesting approval from the City to develop a new three-story building housing three attached dwelling units at the above-listed address. 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. The property is zoned RMF-35 and is within the University Historic District. This type of project must be reviewed by the Historic Landmark Commission for the construction of a new principal building. The property is within Council District 4, represented by Ana Valdemoros. (Staff Contact: Nelson Knight at 385-226-4493 or nelson.knight@slcgov.com) **Case number: PLNHLC2021-00081**

Nelson Knight, Senior Planner, outlined the application as outlined in the staff report. He stated that Staff recommends the Commission approve the proposal with adjustments to the landscaping and the windows be recessed.

Commission and Staff discuss:

- Whether this petition had previously been heard as a work session

Applicant, Gary Knapp, discussed the front façade and the entry side, the windows being recessed, and an entry feature. He spoke about the landscaping and the rear setback.

Commission and Applicant discuss:

- Whether the existing trees will be maintained and whether trees and other vegetation will be added along Thistle.
- Whether a surface fault rupture study had been performed

Chairperson Hyde opened the public hearing.

John Wood – representing Boxcar 8 plex, directly west of proposed the site. In favor of the petition. Wants them to consider communicating with them in a direct fashion. He lives close by and care deeply for the neighborhood.

Cindy Cromer – Says the existing structure is extremely hazardous and is concerned with the proposed setback. She does not believe the design is sympathetic to the current streetscape. She is concerned that some of the trees on the lot should not be removed.

Planning Manager Molly Robinson read an email received from Oscar Arvizu. He is opposed to the petition.

Planning Manager Wayne Mills read an email received from Lewis Francis. He is opposed to the petition.

Garry Knapp spoke on the they would be happy to reach out to John Wood and that removing the current structure and building on the lot will beautify the area.

Mike Culligan spoke on the current structure and stated they believe the site will still draw wildlife and beautify the area with the proposed development.

Chairperson Hyde closed the public hearing and opened comments from the Commission.

Commission discussed:

- Feeling the project is rushed
- Surrounding buildings being of a midcentury mod design and the new project should complement that
- The fault line and whether it is in the Commissions purview and whether the project can move forward if there is a fault line
- The setback

Mike Culligan stated that he is not opposed to the case being tabled but he was concerned that it was only being table due to szeimic activity. The Commissioners reiterated the reason for tabling is architectural observations that need more development.

Commission stated that they would like to see:

- A style to enhance the surrounding midcentury modern buildings – a design less complicated and more coherent
- Recessed windows
- The Thistle Ave face of the building being a public face
- The solid to void ratio considered
- The massing along with the roof lines
- The entrances being more defined

Commission and Applicants discussed:

- The front elevation
- The materials
- The area being at the end of an alley
- The Commission felt like the building needed some redesign, not to look exactly like the neighboring buildings but being a step above.
- Including the design standards for new construction in the next presentation

Nelson Knight, Senior Planner, asked for clarification on whether the Commission concurs with the standards listed in the staff report.

MOTION:

Commissioner Kenton Peters stated, In the case of petition PLNHLC2021-00081 and PLNHLC2021-00534 I move that we table this petition and ask that the Applicant make design revisions as requested by the Commission and return to us at a future date for

another review. Commissioner De Lay seconded the motion. Commissioners Babs De Lay, John Ewanowski, Adien Lillie, Kenton Peters, David Richardson, and Michael Vela all voted "aye". The motion to table passed unanimously.

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

ATTACHMENT E:

June 3, 2021 HLC Staff Report (with Attachments)

Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

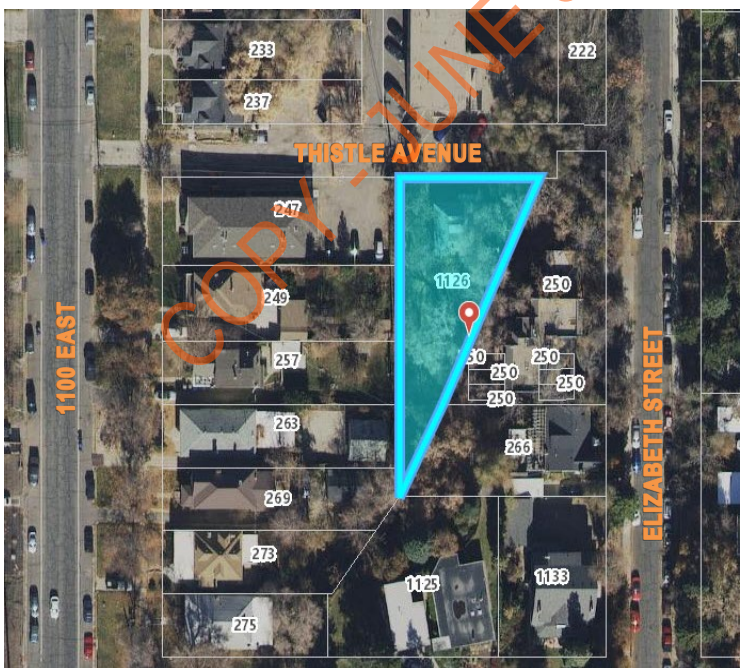
From: Nelson Knight, Senior Planner
385-226-4493 or nelson.knight@slcgov.com

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 11th 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 F, 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.

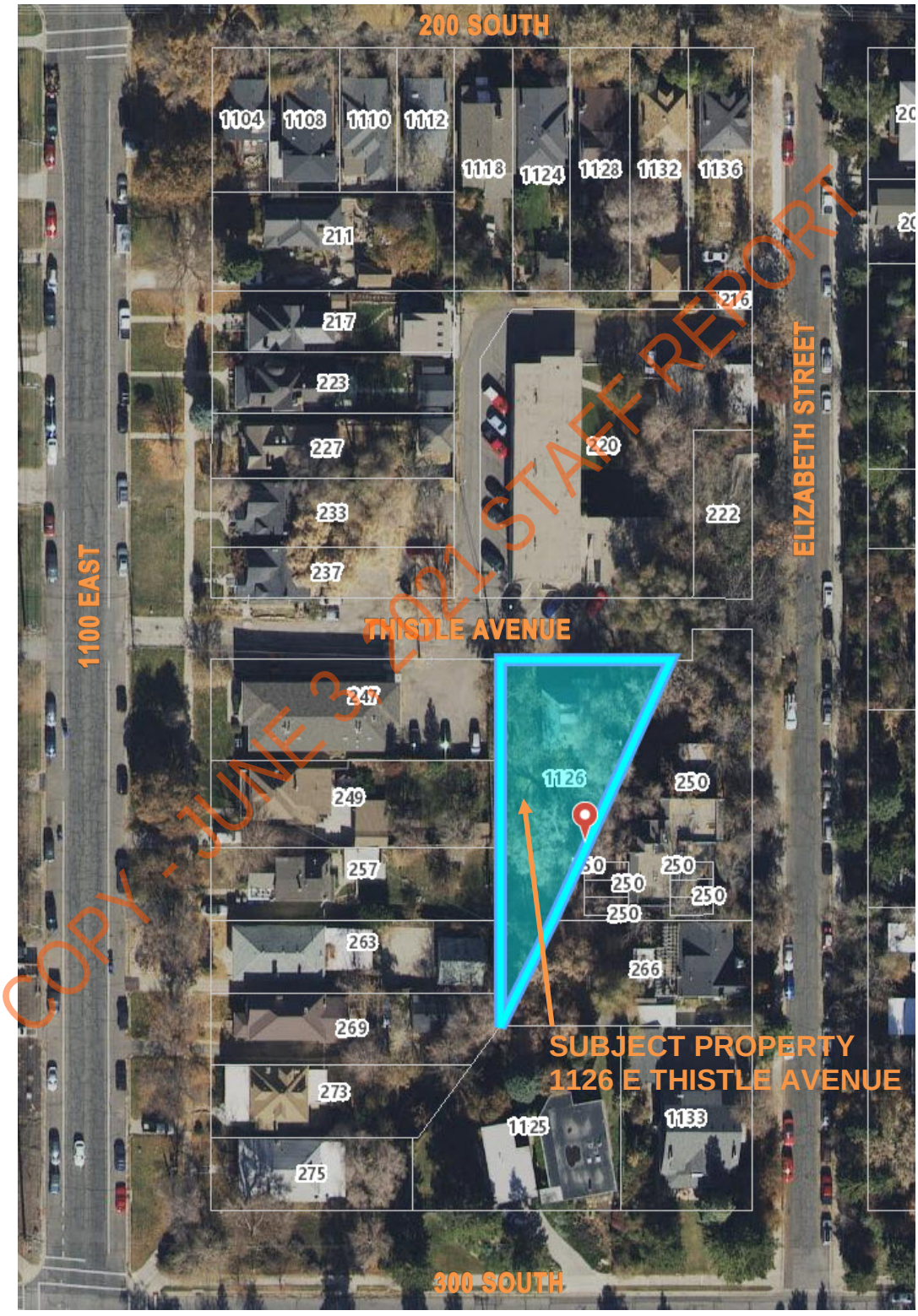
The property abutting the area of the proposed reduced setback and balcony encroachment slopes at approximately a 75% (37°) grade away from the property line. The footprint of the nearest building on that property is approximately 28'-4" horizontally from the proposed building but is placed significantly 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.

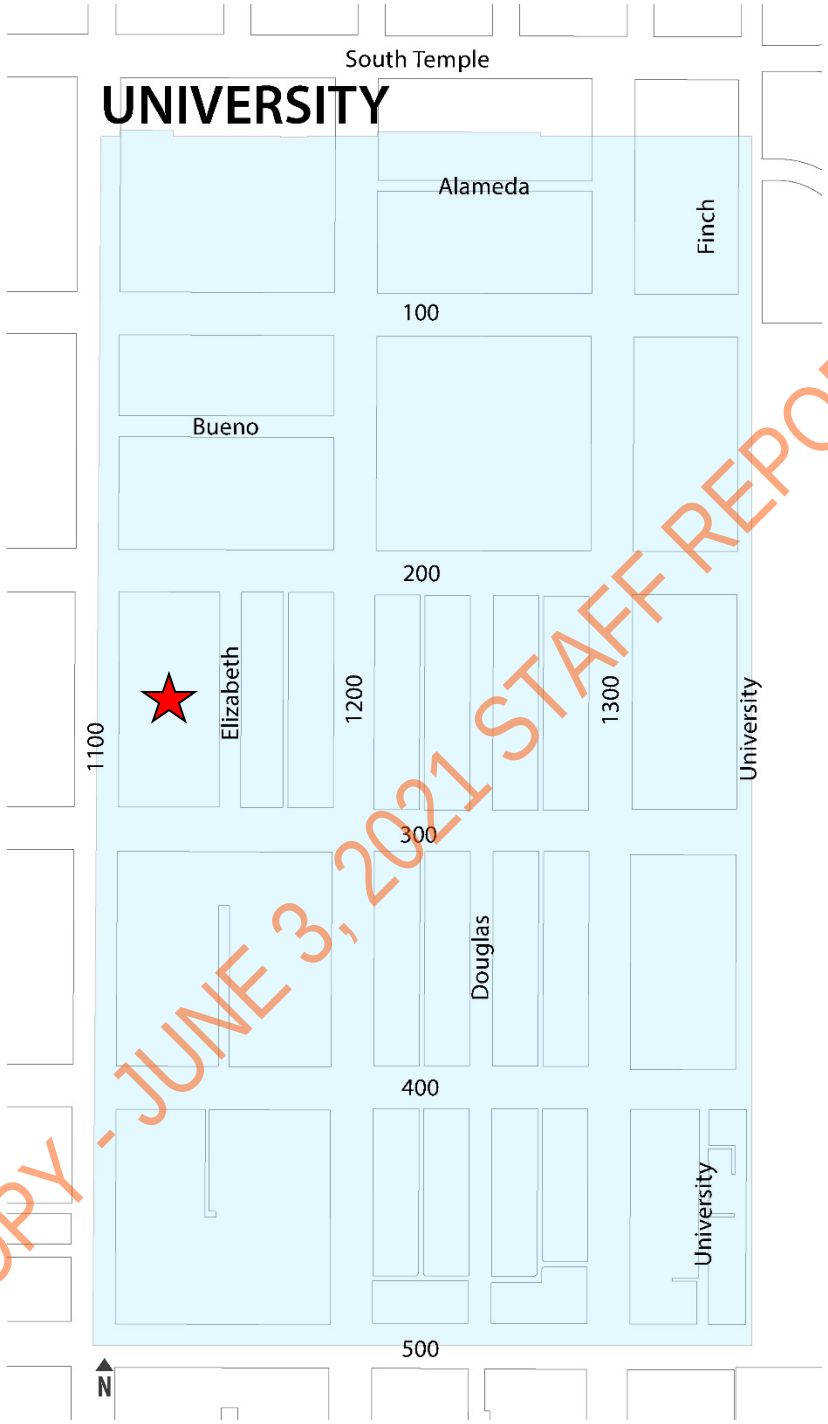
NEXT STEPS:

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:

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
To demolish existing residential home and construct new town homes.

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

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

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

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

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:	Phone:
MColligan@laytonconstruction.com	

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 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:
Gary Knapp	1-29-2021

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

☐ ✔ Close up images of details that are proposed to be altered

4. **Materials**

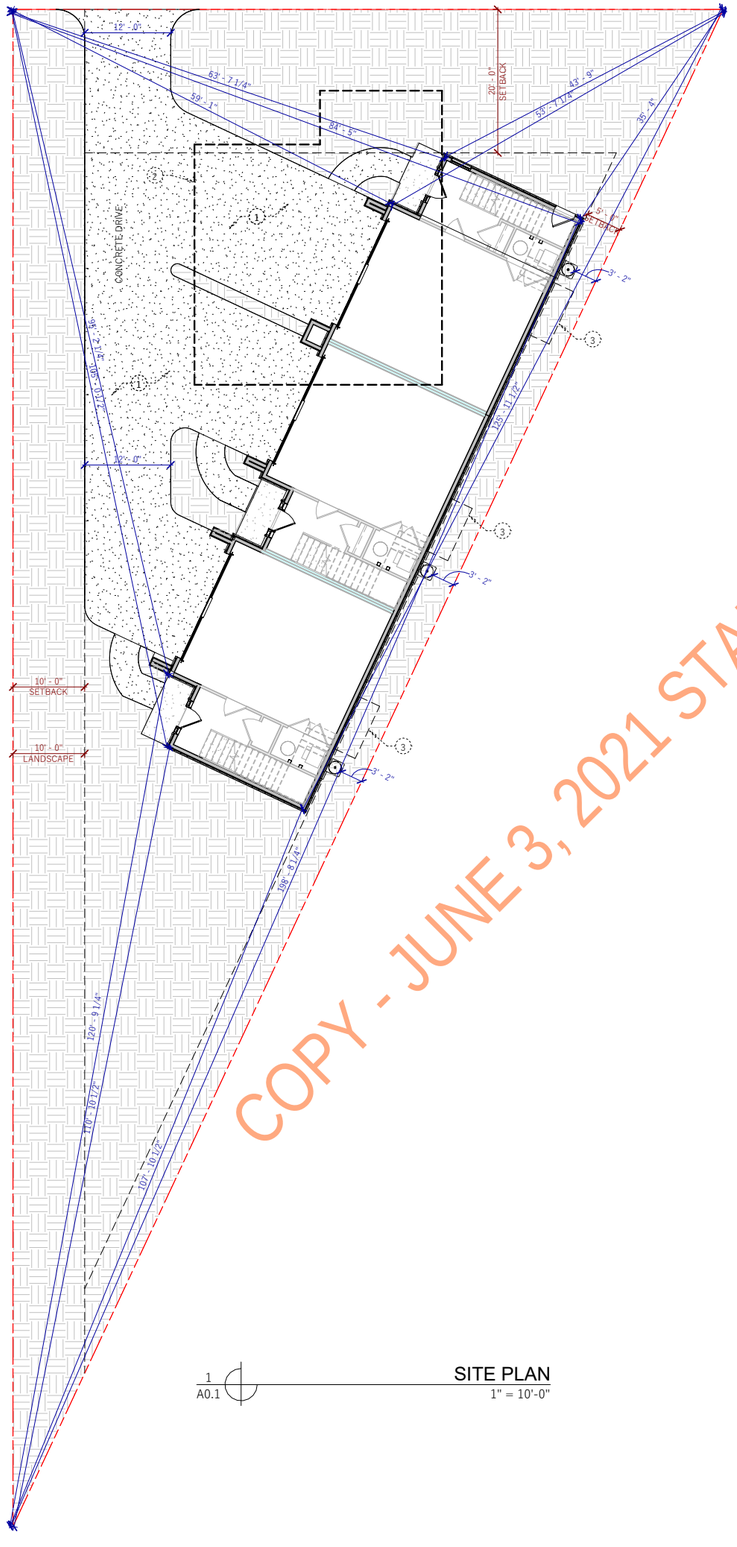
☐ ✔ List of proposed building materials

☐ ✔ Provide samples and/or manufactures brochures were applicable

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.

E THISTLE AVE



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 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 ACCOMODATE 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 CHARAGCTERS 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 THEAN 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.

N

LINETYPE LEGEND

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

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

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JANUARY 27, 2021

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1	03/25/2021

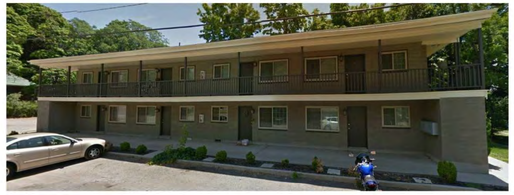
THISTLE 3-PLEX

1126 EAST THISTLE STREET
SALT LAKE CITY, UTAH

SITE PLAN

A0.1

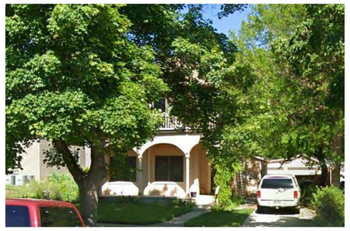
FAX: (801) 936-0180 45 EAST CENTER STREET, STE. #201; NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343



EXISTING PHOTOS OF 247 1100 E

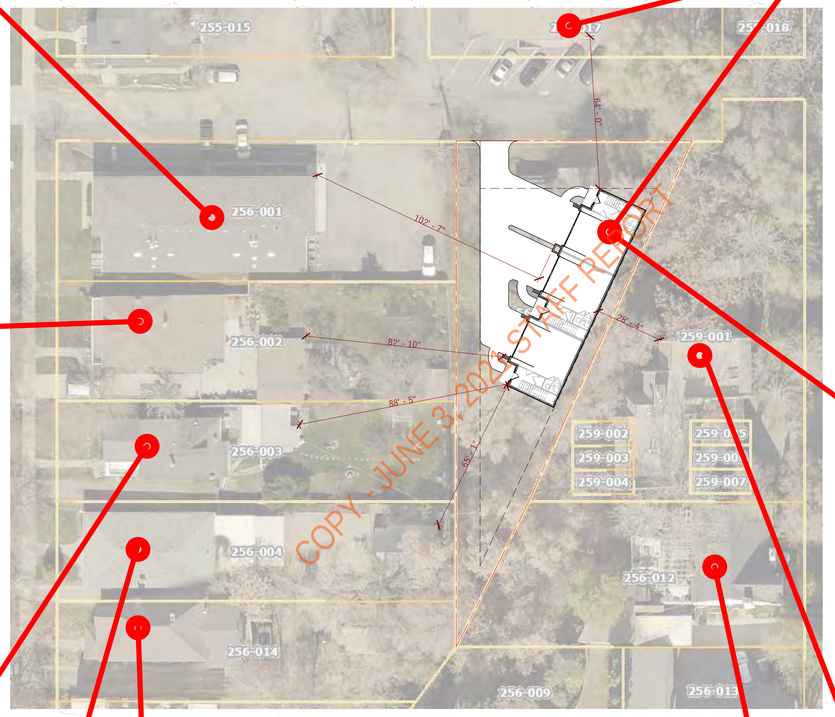
EXISTING PHOTOS OF 220 THISTLE AVE

EXISTING PHOTOS OF 1126 E THISTLE AVE



EXISTING PHOTOS OF 249 1100 E

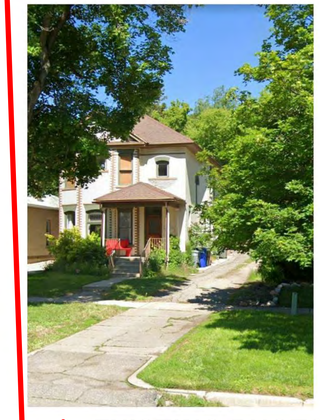
PROPOSED BUILDING ELEVATIONS OF 1126 E THISTLE AVE

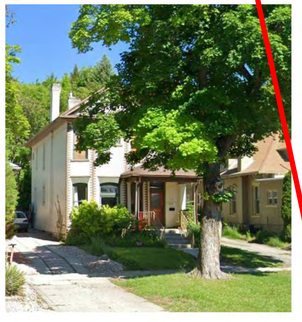


EXISTING PHOTOS OF 257 1100 E

EXISTING PHOTOS OF 250 S ELIZABETH ST

EXISTING PHOTOS OF 263 1100 E





EXISTING PHOTOS OF 269 1100 E

EXISTING PHOTOS OF 266 S ELIZABETH ST

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

STREETSCAPE DRAWINGS

A0.3

JZW ARCHITECTS

FAX: (801) 936-0180 45 EAST CENTER STREET, STE. #201: NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

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

PROJECT NUMBER
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THISTLE 3-PLEX

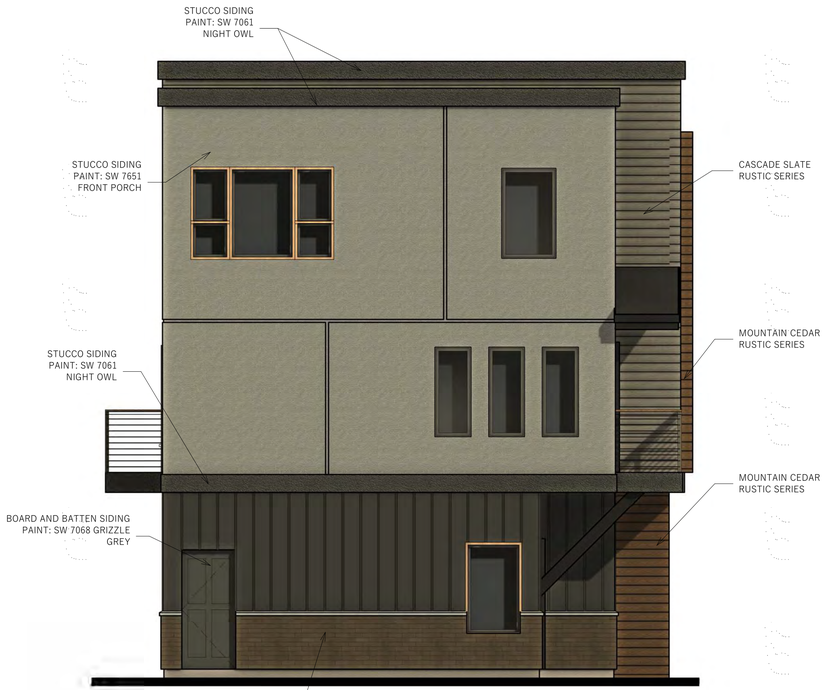
1126 EAST THISTLE STREET
SALT LAKE CITY, UTAH

ARCHITECTURAL COLOR BLOCK

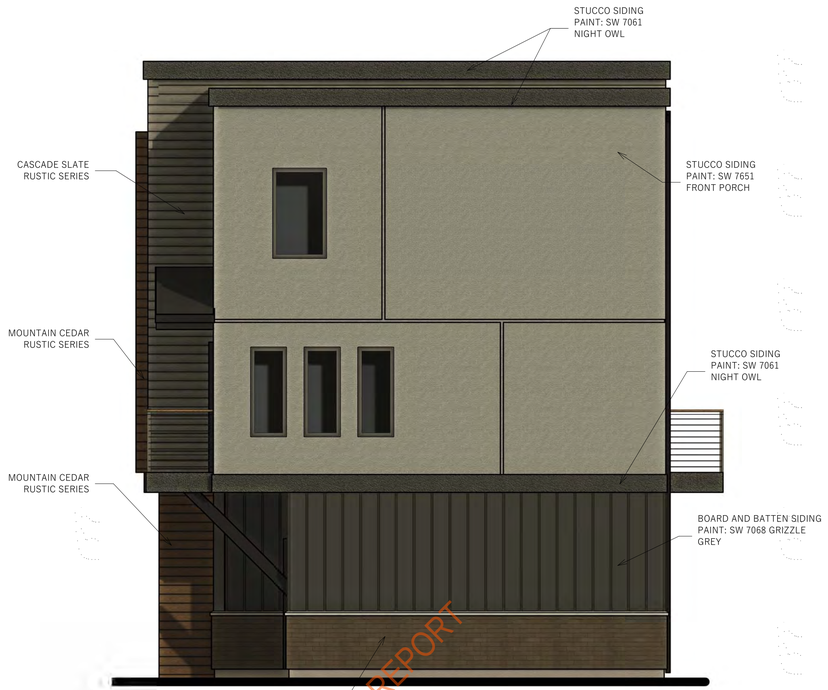
A0.4

FAX: (801) 936-0180 45 EAST CENTER STREET, STE. #201; NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

JZW ARCHITECTS



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



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

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

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)

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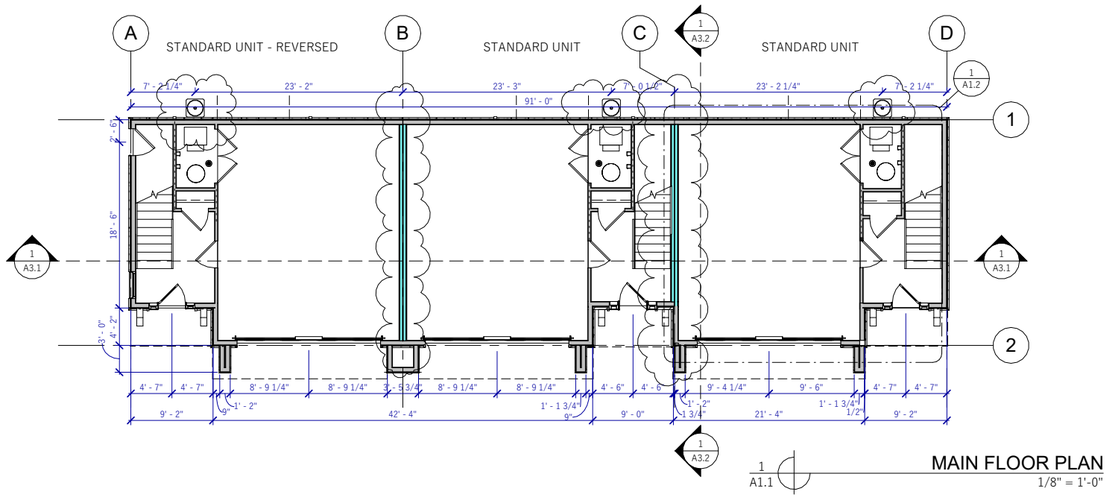
THISTLE 3-PLEX

1126 EAST THISTLE STREET
SALT LAKE CITY, UTAH

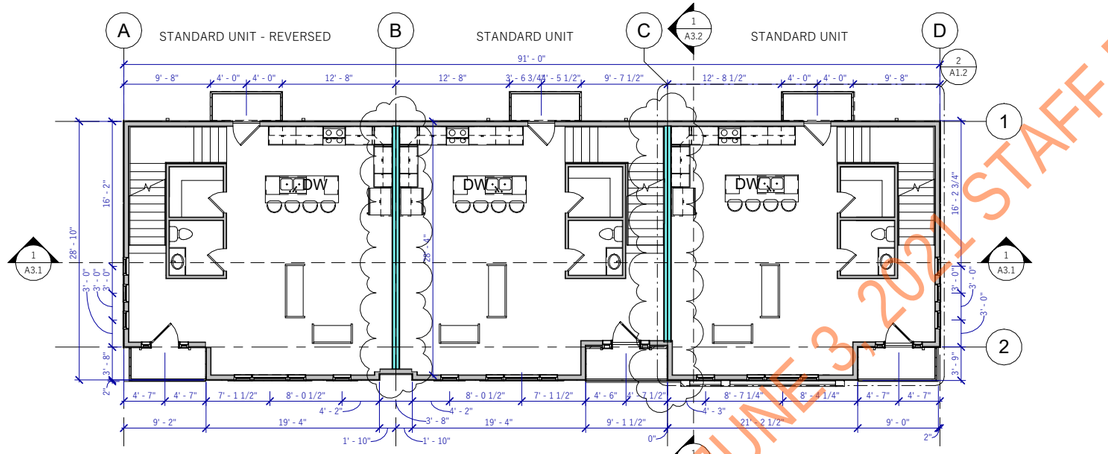
ARCHITECTURAL COLOR BLOCK

A0.5

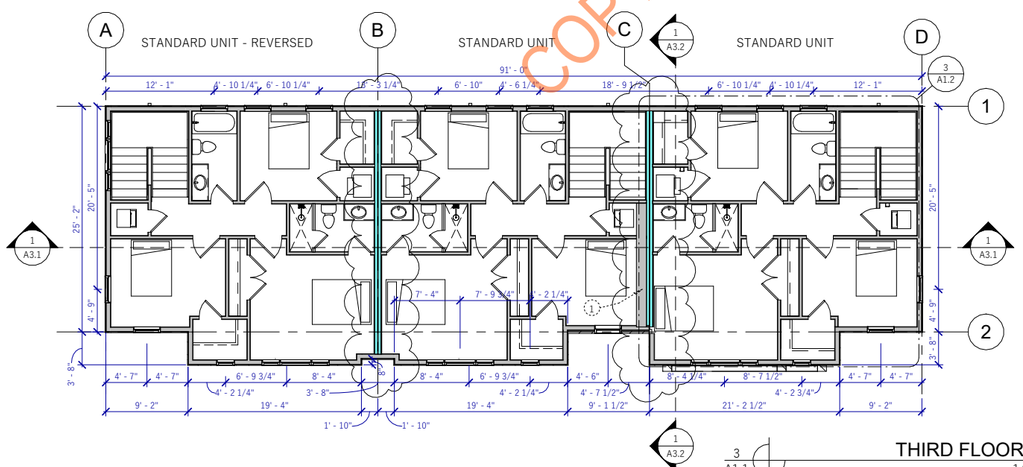
JZW ARCHITECTS
FAX: (801) 936-0180 45 EAST CENTER STREET, STE. #201: NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343



1 A1.1 — MAIN FLOOR PLAN — 1/8" = 1'-0"



2 A1.1 — SECOND FLOOR PLAN — 1/8" = 1'-0"



3 A1.1 — THIRD FLOOR PLAN — 1/8" = 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.

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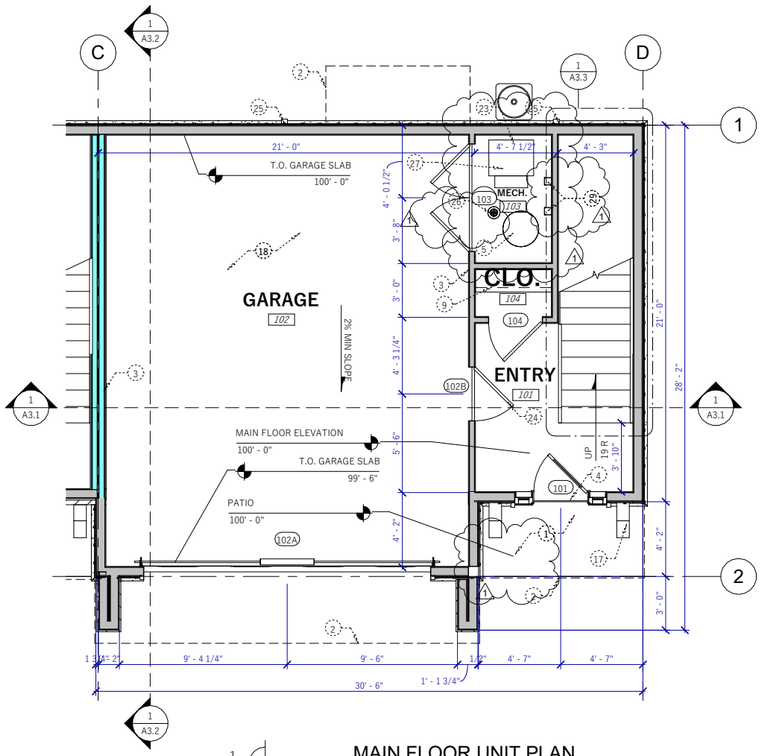
THISTLE 3-PLEX
1126 EAST THISTLE STREET
SALT LAKE CITY, UTAH

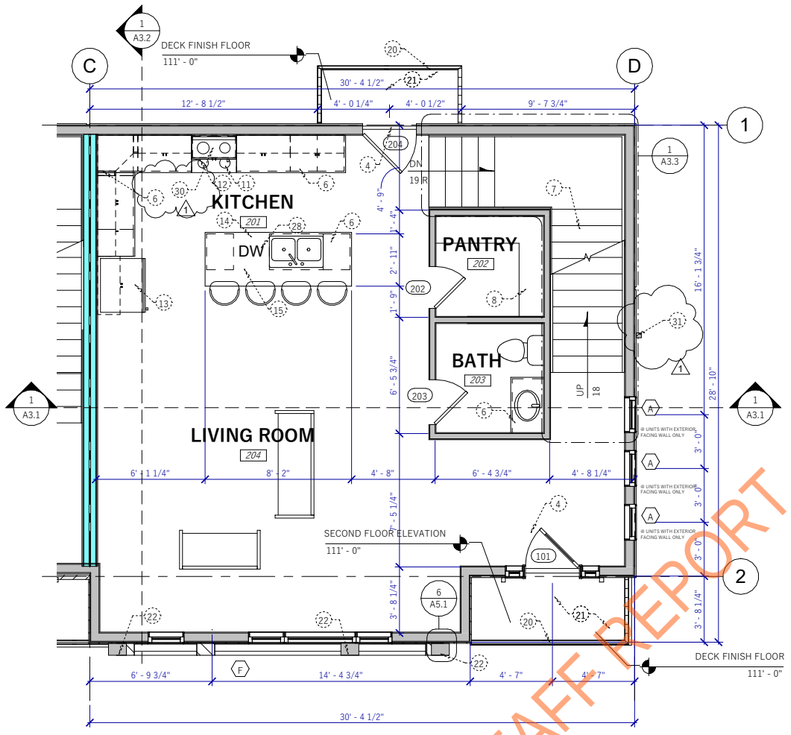
OVERALL FLOOR PLANS

A1.1

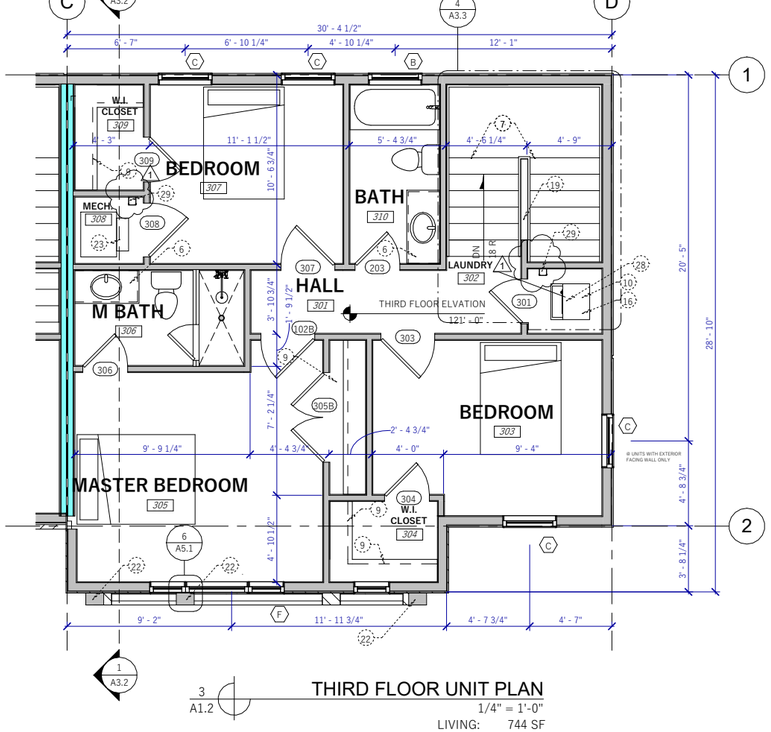
FAX: (801) 936-0180 45 EAST CENTER STREET, STE. #201; NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343



1 A1.2 MAIN FLOOR UNIT PLAN
1/4" = 1'-0"
GARAGE: 542 SF
LIVING: 84 SF



2 A1.2 SECOND FLOOR UNIT PLAN
1/4" = 1'-0"
LIVING: 740 SF



3 A1.2 THIRD FLOOR UNIT PLAN
1/4" = 1'-0"
LIVING: 744 SF

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 MANUFACTURER'S 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.

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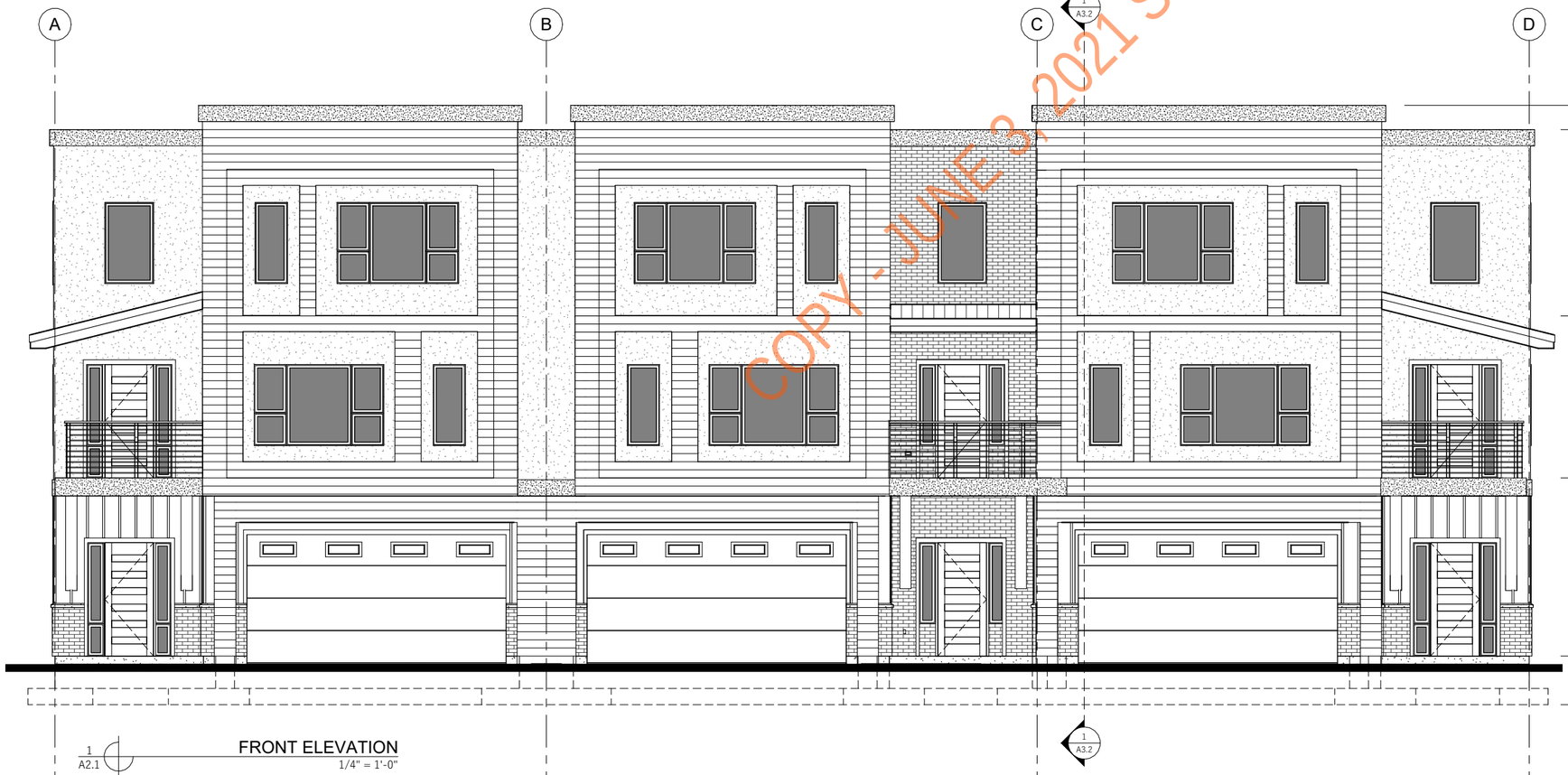
THISTLE 3-PLEX
1126 EAST THISTLE STREET SALT LAKE CITY, UTAH

UNIT PLANS

A1.2

FAX: (801) 936-0180 45 EAST CENTER STREET, STE. #201; NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343
JZW ARCHITECTS



FRONT 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 TEIXTURE. 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.

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

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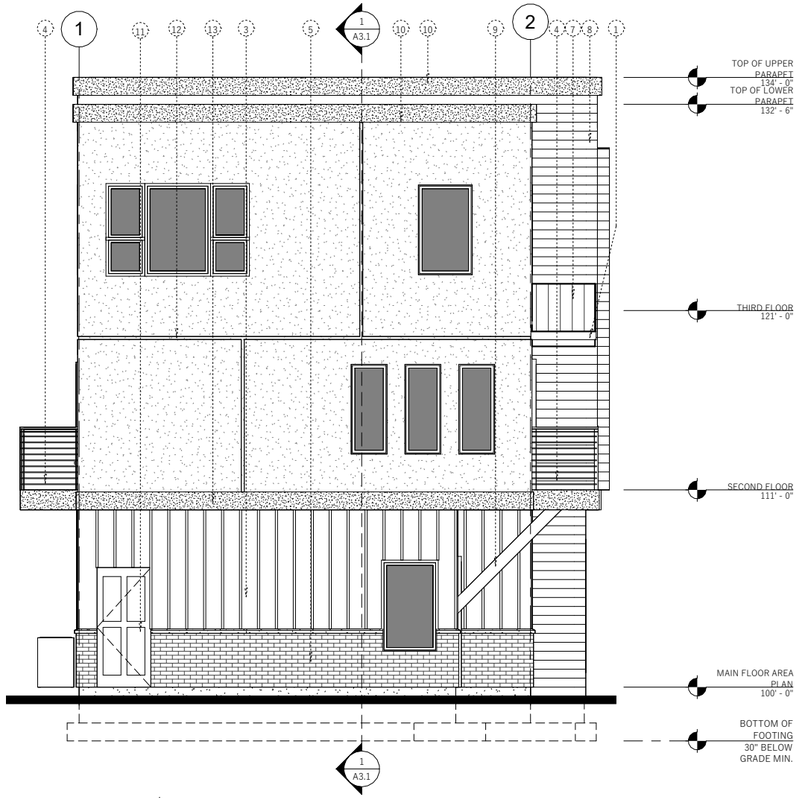
THISTLE 3-PLEX

1126 EAST THISTLE STREET
SALT LAKE CITY, UTAH

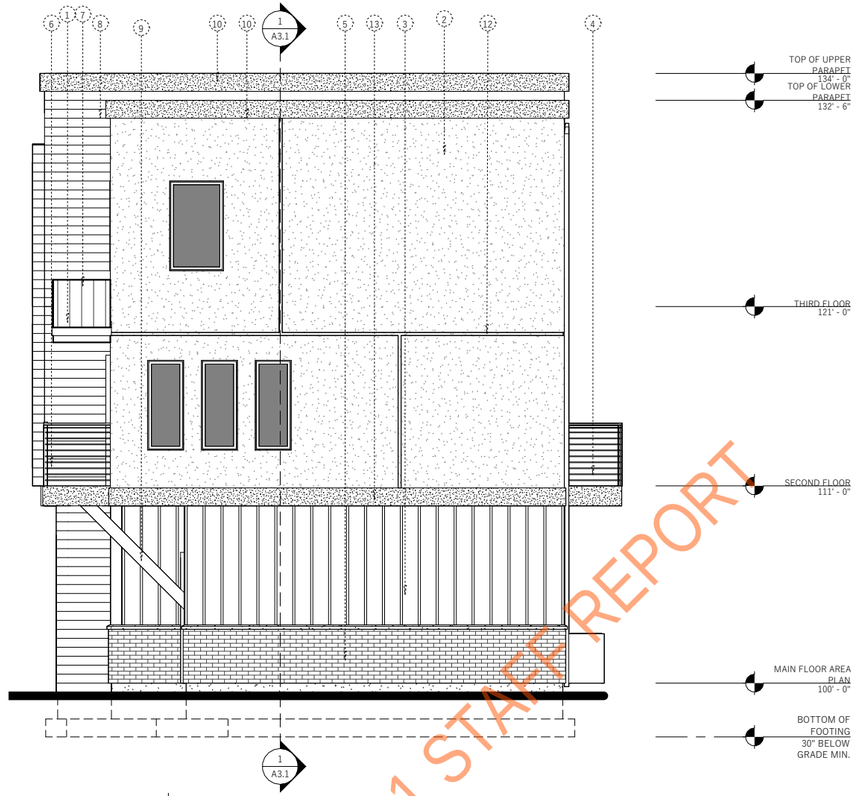
ELEVATIONS

A2.1

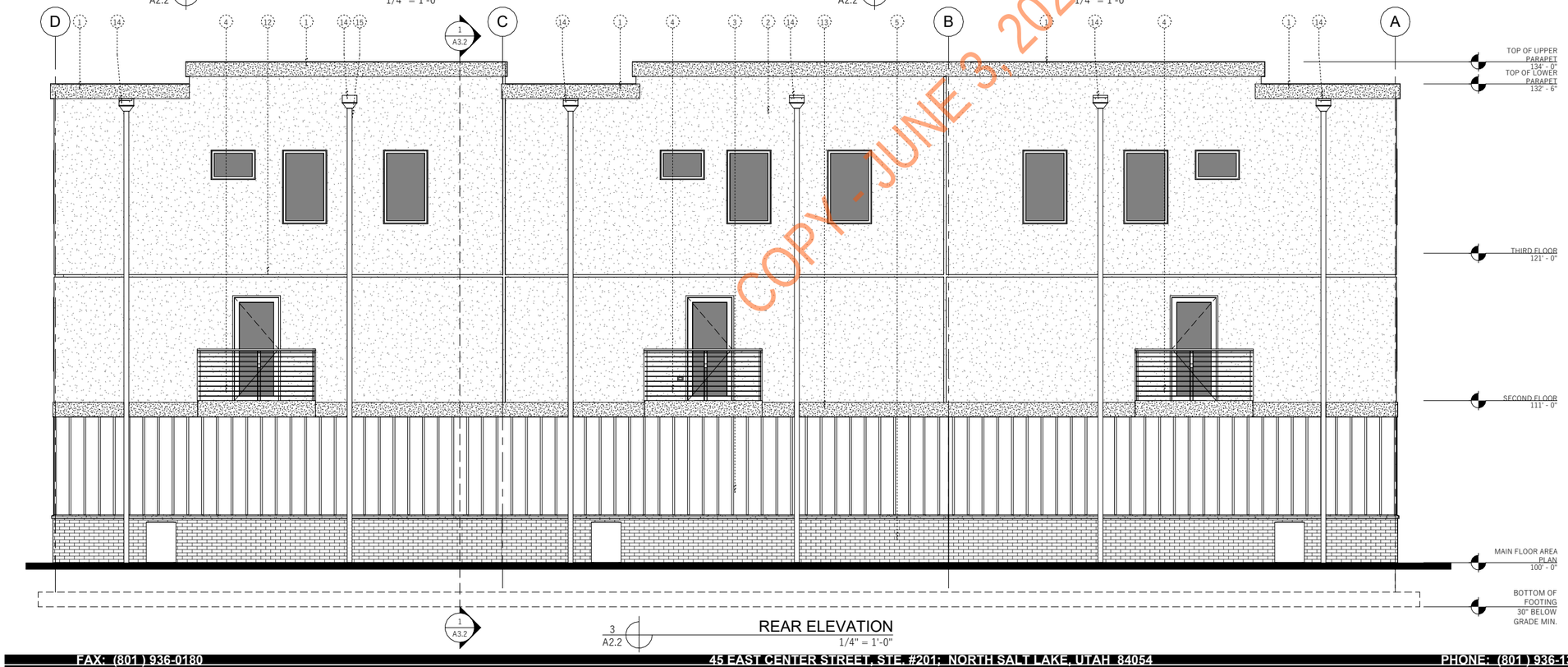
FAX: (801) 936-0180 45 EAST CENTER STREET, STE. #201; NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343



1 A2.2 LEFT SIDE ELEVATION 1/4" = 1'-0"



2 A2.2 RIGHT SIDE ELEVATION 1/4" = 1'-0"



3 A2.2 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 TEIXTURE. 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.

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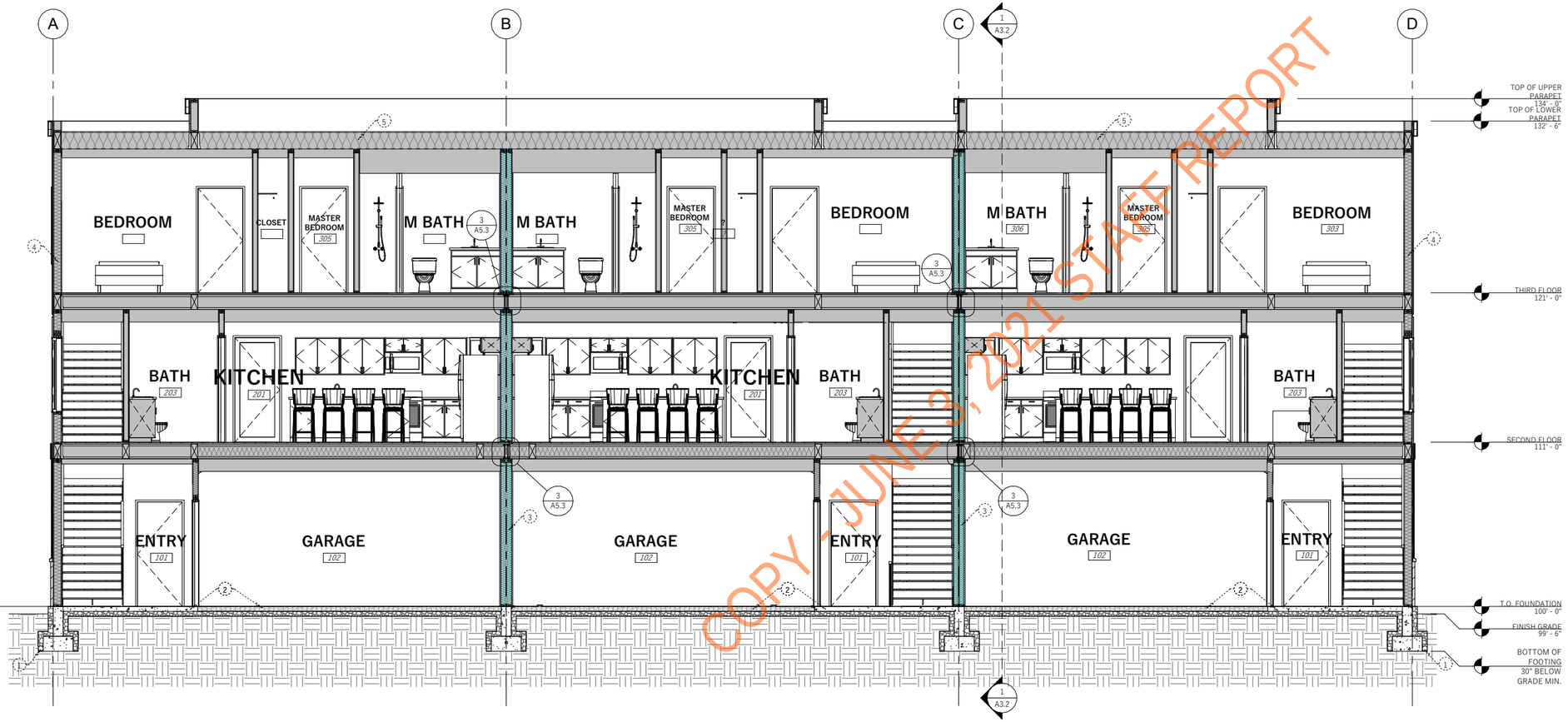
THISTLE 3-PLEX
1126 EAST THISTLE STREET
SALT LAKE CITY, UTAH

ELEVATIONS

A2.2

FAX: (801) 936-0180 45 EAST CENTER STREET, STE. #201; NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343



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

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

PROJECT NUMBER
20077

ISSUE DATE:
JANUARY 27, 2021

REVISIONS:

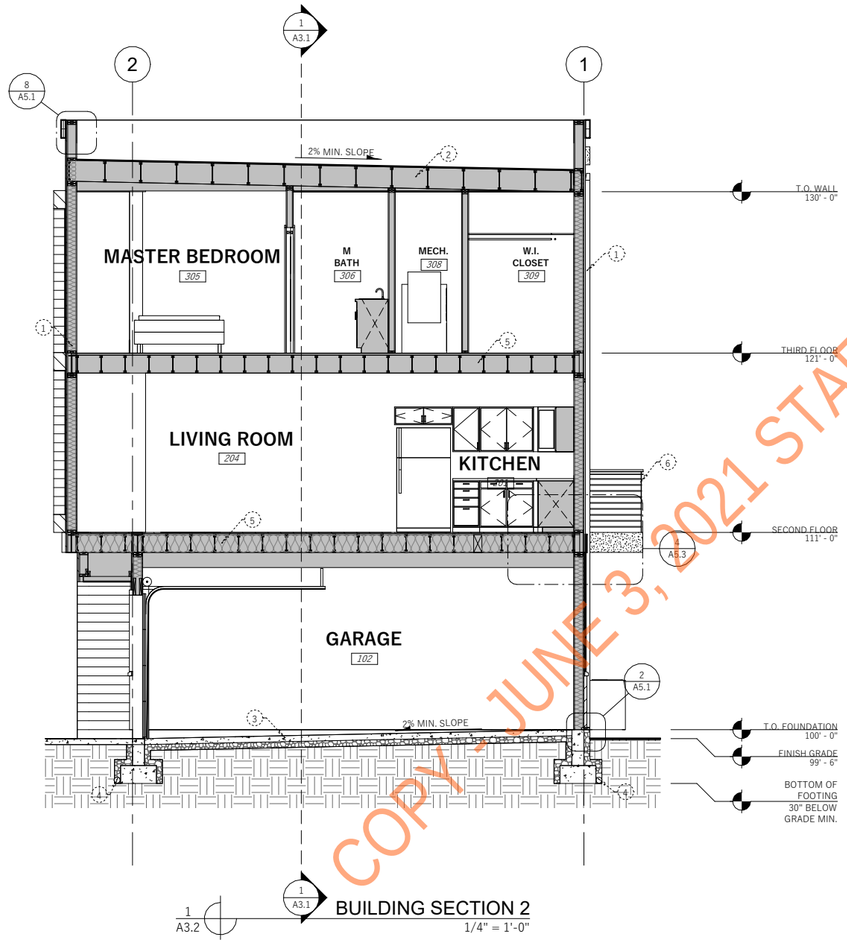
No.	Date

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

BUILDING SECTION

A3.1

FAX: (801) 936-0180 45 EAST CENTER STREET, STE. #201; NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343



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B	REVIEW ALL STRUCTURAL PLANS AND SPECIFICATIONS AS WELL AS STRUCTURAL CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
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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

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

BUILDING SECTION

A3.2

FAX: (801) 936-0180 45 EAST CENTER STREET, STE. #201; NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343
JZW ARCHITECTS

Special Exception

NOTICE OF APPLICATION

SALT LAKE CITY PLANNING

☐ 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:	Phone:
Gary Knapp	801-936-1343

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

E-mail of Applicant:	Cell/Fax:
garyk@jzw-a.com	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:	Phone:
mcolligan@laytonconstruction.com	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:	Date:
Gary Knapp	05-24-2021

SUBMITTAL REQUIREMENTS

Staff Review		
		1. Project Description (please electronically attach additional sheets)
	✔	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 21A.52 of the ordinance (or Section 21A.06.050 if in the local historic district or landmark site).
		2. Minimum Plan Requirements
	✔	A digital (PDF) copy of each plan and elevation drawing
		3. Site Plan
	✔	Site plan (see *Site Plan Requirements* flyer for further details)
		4. Elevation Drawing (if applicable)
	✔	Detailed elevation, sections and profile drawings with dimensions drawn to scale
	✔	Type of construction and list the primary exterior construction materials
	✔	Number, size, and type of dwelling units in each building, and the overall dwelling unit density

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please email 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

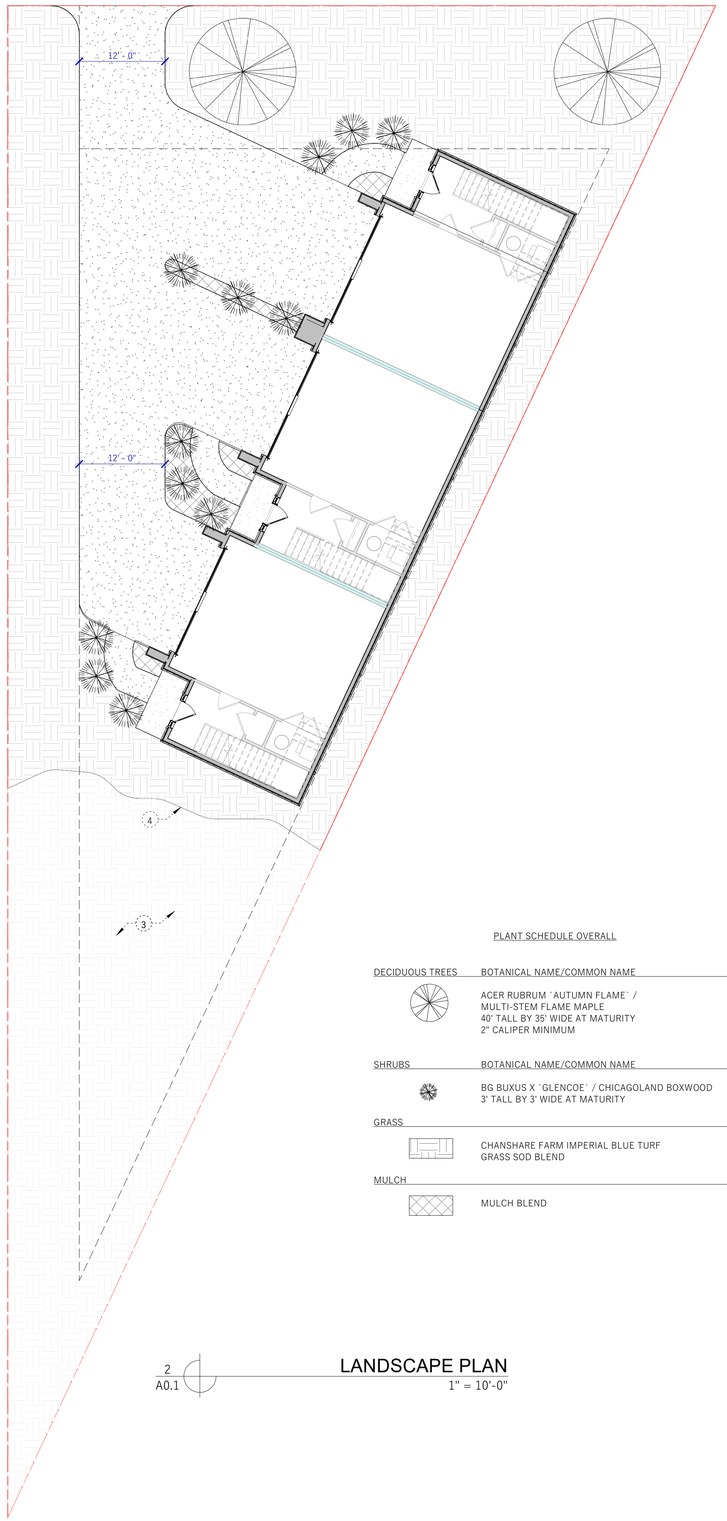
Salt Lake City Planning Department
451 South State Street, Room 215
Salt Lake City, UT 84114-5480

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.

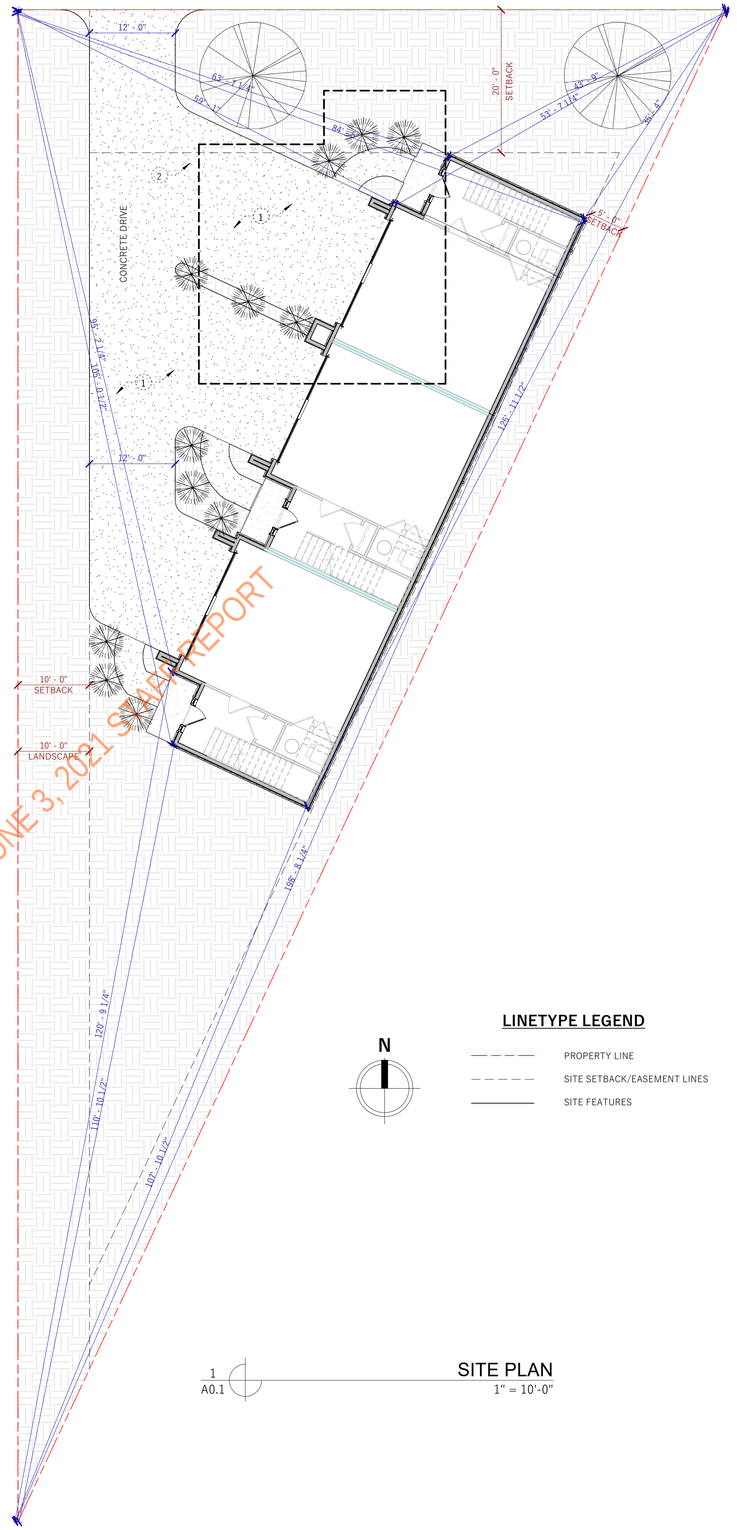
The proposed building also has balconies from the second level off the rear of the building. These balconies project 3'-0" into the proposed 5'-0" setback. This special exception would allow for these balconies to project over the proposed setback as stated.



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**
	CHANSHARE FARM IMPERIAL BLUE TURF GRASS SOD BLEND	3,438 SQ. FT.
MULCH		**OVERALL**
	MULCH BLEND	152 SQ. FT.

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



N

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 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 ACCOMODATE 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

PROJECT NUMBER
20077

ISSUE DATE:
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No.	Date

THISTLE 3-PLEX

1126 EAST THISTLE STREET
SALT LAKE CITY, UTAH

SITE AND LANDSCAPE PLAN

A0.1

FAX: (801) 936-0180 45 EAST CENTER STREET, STE. #201; NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343
JZW ARCHITECTS

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
Minimum Lot Area and Lot Width: Single-family attached dwellings **- 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
Maximum Building Height: **- The maximum building height is 35 feet measured to top of the parapet**	Complies	Proposed height: 34 feet
Minimum Yard Requirements: **- 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.
Maximum Building Coverage: **- 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

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

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

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.

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

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.

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

3. Landscape and Lighting **a. Grading of Land** The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.	**Front Yard Landscape - Design Objective** The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm. **12.32** The front yard landscaping for a new multifamily building should coordinate with historic and/or established patterns. • Evaluate existing historic patterns and character. • Design a creative complement to the established historic character. **12.33** Landscape walls and fences perpendicular to the street, which could separate front yards, should be minimized or avoided where this separation is not an inherent part of the established topographic or historic character. • Retaining walls provide significant opportunity for creative design and natural materials, when they are a characteristic of the setting. • Where retaining walls are a part of established historic character, avoid excessive retaining wall height by terracing a change in grade. • Design any fencing to be low and transparent in form. **12.34** Where it is a characteristic of the street, a front yard should be designed and graded to reflect this pattern, retaining the relationship and continuity of open space, and the sense of progression from public to private space. • Reflect the historic grading and landscaping of the area between the street pavement and the building. • The building should readily engage with the street and public realm.	**Staff Analysis – Complies** The subject site is relatively flat and will require minimal grading. The existing vegetation on the adjacent hillside will remain. There are no landscape walls or retaining walls included as part of this proposal. 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.
3. Landscape and Lighting **b. Landscape Structures** Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.	**Front Yard Landscape - Design Objective** The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm. **12.35** Where a new multifamily building includes another use/s, such as restaurant or café, seating should be considered as part of the landscape design for front yard area and/or sidewalk. • Design any seating as a creative element of the landscape design. • Low walls in the landscape design can provide the opportunity for integrated informal seating. • Use ergonomic and durable materials in the design and choice of seating, e.g. wood & metal.	**Staff Analysis – Complies** No landscape structures, arbors, walls, or fences are included as part of this proposal.

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 façade below. • A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district. **12.46** The secondary elements, patterns and modeling of the facade composition should reinforce the massing and scale established by the primary elements of the facade/s. • Design a fenestration pattern and a window scale that reflect those of the context and historic district. • Arrange and design balconies to articulate the architecture of both the primary and secondary facades. • In a taller structure, design the ground floor/s to differentiate in stature, plane, detailing and/ or materials from the façade above. • Express the 'base' for the front facade/s of the building through primary architectural elements and patterns, e.g. entrance/porch/portico, fenestration. • Reinforce this definition through detailing and materials.	**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. Facade Articulation and Proportion** The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a depth of not less than 12 inches. **(1) Rhythm of Openings** The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face. **(2) Proportion and Scale of Openings** The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face. **(3) Ratio of Wall to Openings** Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face. **(4) Balconies, Porches, and External Stairs** The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.	**Façade Articulation, Proportion & Visual Emphasis - Design Objective** The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades. **12.56** Roof forms should reflect those seen traditionally in the block and within the historic district. • Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings. • Gable and hip roofs are characteristic of the roof forms of smaller scale buildings in most residential historic areas, and in specific styles of historic apartment buildings. • Where it is expressed, roof pitch and form should be designed to relate to the context. • In commercial areas, a wider variety of roof forms and building profiles may be evident, providing a more eclectic architectural context, and wider range of potential design solutions. • Consider roof profiles when planning the location and screening of rooftop utilities. **12.57** Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood. • The "overall proportion" is the ratio of the width to the height of the building, especially the front facade. • The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis. • With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm. • See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and façade proportions. **12.58** To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following: • Vary the planes of the façade for all or part of the height of the building. • Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings. • Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood. • Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements. • Vary the planes of the primary and secondary facades to articulate further modeling of the composition. • Design for a distinctive form and stature of primary entrance. • Compose the fenestration in the form of vertically proportioned windows. • Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis.	**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 facade. • 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 of translucent letter face or returns should be avoided. • Where illumination might be appropriate, it should be external and concealed, or in 'halo' form. • Banner or canopy signs are not characteristic and will not be appropriate. **12.84** Sign materials should be durable and of architectural quality to integrate with the building design. **12.85** Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building. **12.86** Refer to the City's Design Guidelines for Signs in Historic Districts for more detailed and extensive advice.	**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
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.	Complies	The purpose of the H historic preservation overlay district is to: 1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance; 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; 3. Abate the destruction and demolition of historic structures; 4. Implement adopted plans of the city related to historic preservation; 5. Foster civic pride in the history of Salt Lake City; 6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors; 7. Foster economic development consistent with historic preservation; and 8. Encourage social, economic and environmental sustainability. 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. The proposed development will be in harmony with the purposes and regulations of the base zoning district as well as the overlay. This standard is met.
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.	Complies	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.
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.	Complies	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.
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.	Complies	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.
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.	Complies	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.

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

ATTACHMENT J: PUBLIC PROCESS AND COMMENTS

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

Zoning Review Sheet is attached below.

ORION GOFF
BUILDING OFFICIAL

SALT LAKE CITY CORPORATION

ERIN MENDENHALL
MAYOR

Department of Community Development
Building Services and Licensing

ZONING REVIEW CORRECTION SHEET
MARCH 8, 2021

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

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.

   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.

   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).

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. Documentation of approval is required prior to permit issuance. Find form at link http://www.slcdocs.com/slcgreen/C&D_WMgtPlan.pdf.

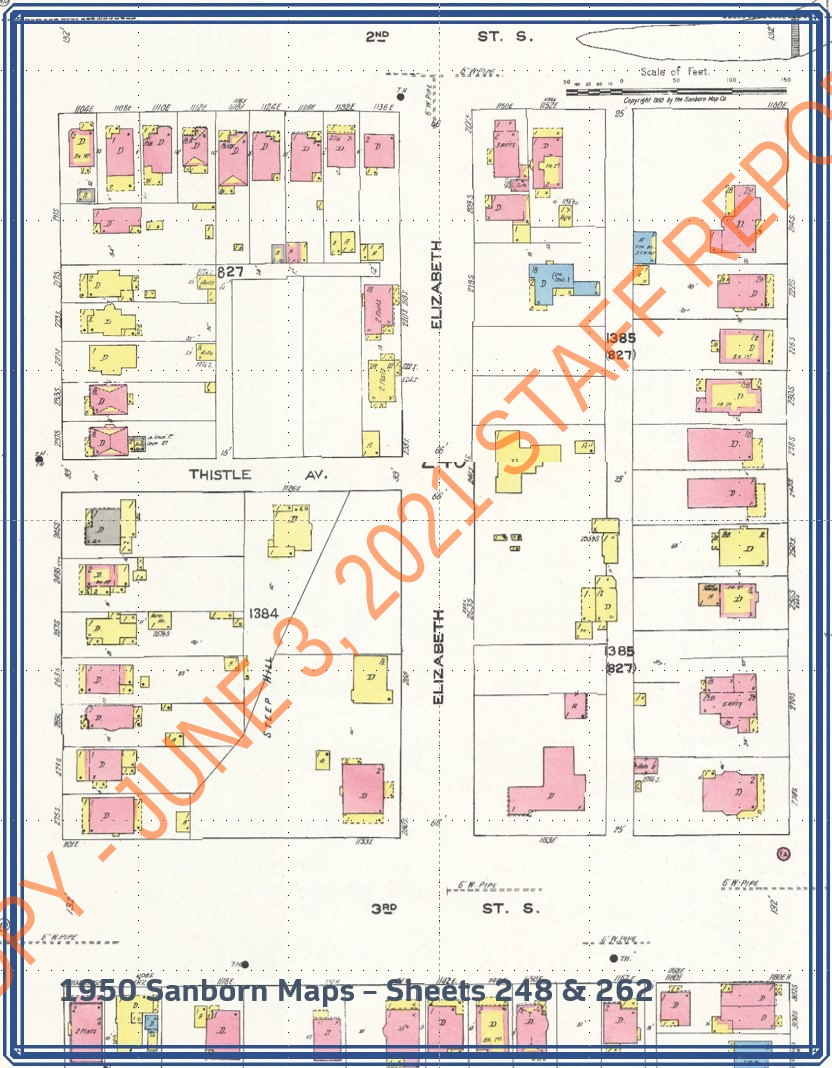
11. Fill out second page of Impact Fees Assessment form to include as exemption available the principal use of structure. Upload to City Required Forms folder.

12. Show on site plan any ground mounted utility boxes involved with project, to be per 21A.40.160.

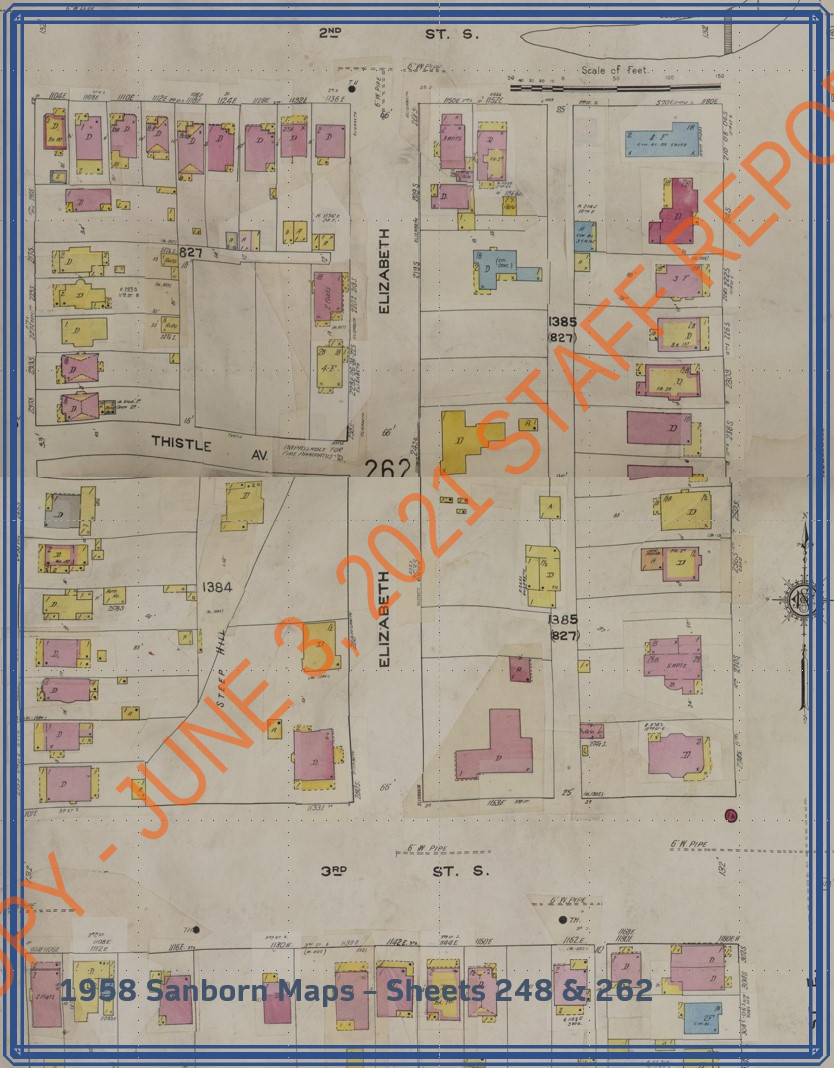
ATTACHMENT D: SANBORN MAPS

1898 Sanborn Maps – Sheet 186

1911 Sanborn Maps – Sheets 248 & 262



1950 Sanborn Maps – Sheets 248 & 262



1958 Sanborn Maps - Sheets 248 & 262

1963 Sanborn Maps – Sheets 248 & 262