



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Salt Lake City Historic Landmark Commission

From: Caitlyn Tubbs, Principal Planner  
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Date: September 2, 2021

Re: Work Session: Third Avenue Townhomes New Construction (PLNHLC2021-00567)

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**PROPERTY ADDRESS:** 860 East Third Avenue  
**PARCEL ID:** 09-32-379-001-0000  
**MASTER PLAN:** Avenues  
**ZONING DISTRICT:** RMU-35

**REQUEST:** Oren Hillel, on behalf of the property owner, is requesting a certificate of appropriateness for new construction of six townhome (single family attached) units at approximately 860 East 3<sup>rd</sup> Avenue. The subject property currently sports an abandoned gas station and service center which will be demolished to make way for the proposed units. The site is considered a non-contributing property in the Avenues Local Historic District .

**BACKGROUND/DISCUSSION:** The property owner owns the subject property as well as the property directly to the east, 868 East 3<sup>rd</sup> Avenue, which includes an existing detached single-family dwelling-built in 1904. This home will remain as part of the Applicant's project. The project properties were previously zoned CN (860 East) and SR-1A (868 East) but the zoning has since been changed to RMU-35.

The Historic Landmark Commission reviewed a preliminary design of the townhome development during this rezoning process and recommended the Planning Commission and City Council approve of the zoning change only if a commercial component was required at the corner property. The Planning Commission did not make this recommendation to the City Council who, in turn, did not stipulate a commercial component as part of the zoning change.

The Applicant has returned to the Historic Landmark Commission seeking a certificate of appropriateness (Major Alteration) for new construction of these six units. Staff have reviewed the submitted plans and made suggestions to the Applicant regarding the overall design and the building materials of the project. The Applicant returned an updated design package in response to these comments which staff recommended come before the Commission to gather feedback on the proposal prior to the issuance of a final decision.

## KEY ISSUES:

- **Ground Floor Street Engagement** – The Avenues Local Historic District is well-known for its buildings which present their main entrances onto the street. The majority of these have a front entry which boasts some sort of sitting area, whether it be a larger front porch or a wide stoop. Third Avenue and N Street, the streets which abut the subject properties, share these characteristics.

The Applicant has included small front entry stoops for each of the six new townhome units. The Applicant has also proposed the installation of a ground level outdoor sitting area for each of the units since the entries are not quite large enough spaces for sitting; these ground level sitting areas were included to help the project match the same character of the surrounding neighborhood. The western-most unit also includes a sunken sitting area at the corner of the intersection of Third Avenue and N Street to further the ground floor pedestrian engagement at the project's corner.

The frontage of the building along N Street does not include any building entrances; the rear-loaded garages are accessed off N Street, but no main doors are proposed. The Applicant has included an additional sitting area at the western wall to mitigate the lack of entry on this street face and to further the engagement with N Street, however, the lack of a door on this face of the building does lead to a walled-off area that may create a potentially harsh pedestrian environment along N Street.

- **Fenestration** - The proposed development consists of one building with six individual single-family attached units. The Applicant has modulated the building planes and placed materials to further accentuate the separate units. While the majority of neighboring structures have windows and doors in the centers of the building planes the Applicant's design has windows which are offset from the center which lends itself to a more modern architectural aesthetic. Typically, staff would recommend this fenestration pattern be amended to compliment the centered pattern more typical in the Avenues Local Historic District, however, since the existing building on the subject property is considered out of the historical period staff finds the offset fenestration pattern is acceptable.
- **Rooftop Open Space** – The Applicant has proposed the inclusion of rooftop outdoor open spaces for each of the townhome units. The townhome units themselves are narrow and deep, which is a common development pattern found in the Avenues Local Historic District. Other detached single family properties in this neighborhood have deep enough lots to provide adequate outdoor space for the occupants. The area which would typically be considered “backyard space” of the subject project is taken up by garage entries and driveway access, so the Applicant has provided additional living space on top of the units to ensure the occupants' access to outdoor living. These rooftop living areas will be accessed by roof hatches from the third floor. The Applicant's original design included a bulkhead with a sliding door which occupants could utilize to reach the roof, however, the proposed design did not meet the maximum building height standards of 35 feet in the R-MU-35 Zoning District.

## Attachments:

- A) Updated plans set submitted by Applicant on August 6, 2021.

THIRD AVENUE HOMES |  
HISTORIC LANDMARK COMMISSION  
APPLICATION FOR NEW CONSTRUCTION  
06 AUGUST 2021

REMARC INVESTMENTS |  
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ARCHITECTURAL DESIGN STUDIO

the

AVENUES

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## PROJECT NARRATIVE

Located at the southeast corner of the intersection at 3rd Avenue and N Street, the two parcels include a Gas Station / Auto Repair Shop (CN Zone) and a single-family residence, with attached vacant lot (SR-1A Zone). The applicant has received city council approval for a rezone of the property to a Residential Mixed-Use zone (RMU-35). The historic single family residence would be restored through renovation and maintained per its original use and intent. The remaining site area would be developed as six (6) single-family attached homes, with pedestrian access from the north and west (3rd Ave and N Street), and dedicated two-car garages accessed from the rear of the property.

There are two goals with this project:

1. To create a for-sale housing solution addressing the City's need for small- and mid-sized developments compatible with the surrounding neighborhood;
2. To create a sensitive design solution that strengthens the neighborhood fabric and restores the streetscape;

The first goal addresses a need for increased housing options in Salt Lake City. These proposed homes will offer three-bedroom options in an established neighborhood setting. The project seeks to help balance the low supply of for-sale residences within the city limits, particularly at the smaller development scale. This "missing-middle" housing dilemma is due, in part, from the rising land costs and the challenges limiting density.

Using input from the GACC, Planning Department, Salt Lake City Council and the HLC, the design has been crafted to implement the project's second goal: a sensitive design solution. A "traditional" front porch configuration and garage access from the rear of the site allow for completing the streetscape with planting and a more pedestrian-focused approach. This development would sensitively enhance this neighborhood corner. The current conditions - asphalt parking lot, Repair Shop, extensive concrete drive lanes, multiple parked cars and traffic - would be replaced with fresh landscaping, a restored sidewalk and pedestrian-first activity, restoring the streetscape and revitalizing the neighborhood energy.

The site development is consistent with zoning standards complying with;

- **Minimum Lot Area:** The layout has been designed with all parking units as rear loaded, with the garages at the rear yard not facing a primary street, with one connection point to N Street. As per RMU-35 standard 21A.24.164 C.1, this allows for no minimum lot area.
- **RMU-35 Setbacks:** The siting provides for 5' minimum front yard and corner yard setbacks, along with 4' for the interior sideyard between lot lines of the historic home and new development (for a total of over 8'). 25% Rear yard setback is achieved.
- **Maximum Building Height:** The project maintains a maximum height of 35'. The development is careful in its siting to reduce height into the grade, as each unit is progressively shorter relative to finish grade as the development works east. Mechanical screen walls extend 3' above the max. building height to visually screen mechanical equipment between units and from the street vantage point, allowable per Table 21A.36.020C.
- **Parking Calculations:** Per Table 21A.44.040-A, Residential Use, single-family (attached) shall be provided with 2 spaces per dwelling unit. Each unit is provided with a 2-car garage at the base level, compliant with the Off Street Parking requirements.
- **Minimum Open space Area and proper Landscape Buffers** are provided.
- **Ground Floor Use, Building Material types** (80% at ground level of street facing facades) and **Glass quantities** (45% between 3'-8' height at ground level of street facing facades, *residential use*) are provided as call for in the Zoning Design Standards (21A.37.050).

The site development is consistent with Standards and Design Guidelines in a Historic District by:

### Settlement Pattern & Neighborhood Character

- **Block, Street and Site Patterns, & Lot and Site Patterns:** The development utilizes setbacks and lot widths that are consistent with the existing lot sizes on the block, aligning with standards outlined in sections 12.1 thru 12.5. Additionally, the immediate neighborhood is composed of a combination of Multi-Family unit developments and Single-Family residences. Building heights vary among these existing residences, with many of the Multi-family developments exceeding the height proposed in this new development. Massing is broken down to reinforce the scale and character of surrounding contexts. Front doors are oriented along the primary facade along 3rd Avenue, maintaining lot orientation consistent with the block, with stairways and porches engaging the sidewalk. The design aesthetic wraps around the west facade to engage N street with a walkout patio area, activating the streetscape and providing opportunity for social interaction at the pedestrian level.
- **The Public Realm & Building Placement, Orientation and Use & Site Access, Parking and Services:** The development is designed to enhance the pedestrian experience, locating garage access for each unit in the rear portion of the lot and away from primary street frontages. Each unit is broken down in scale to subdivide the development into individual modules, reinforced by individual porches at each unit along 3rd Ave. along with varying and articulating roof height to differentiate scale. Decks are located along grade level adjacent to the entries to each unit along N Street & 3rd Ave, further activating the pedestrian experience. Additional rooftop access provides useable space as a residential amenity, city views and opportunity for casual engagement between tenants.
- **Site & Building Services & Utilities:** To enhance the perception from street level, rooftop equipment is screened by a metal screen wall and set back from the building perimeter. Rooftop access is gained via roof hatches providing access to an occupiable roof terrace area, planters and potential photovoltaic arrays.
- **Front Yard Landscape:** The development enhances the residential landscape, replacing a site that was once dominated by concrete hardscape with a combination of turf and drought tolerant planting with at grade patio areas. The building engages with the sidewalk providing an open and inviting aesthetic off of both N street and 3rd Avenue. The steepness in grade along the site creates challenges in terms of access to the units, primarily at the westernmost unit, but the design makes efficient use of site area to provide attractive front yard landscaping and occupiable deck space.
- **Building Form & Scale:** The scale of the development relates to the surrounding block, forming an individual unit width that is clearly defined and comparable to the surrounding bungalows, while also forming a balance between the single family and multi-family developments found adjacent to the property and block. The building is purposefully sited into the earth, reducing scale as it transitions west to existing single family residences. The building steps down immediately adjacent to the existing bungalow at the east of property, respecting the lower slung scale. The overall height of the facade relates to the vertexes of gabled roofs along the streetscape as well as respective of the scale multi-family developments around the adjacent block, with several existing developments exceeding the height proposed for this project.
- **Facade Articulation and Proportion:** The composition of the design features an articulated facade that speaks to the individual unit sizes, using the porch and entry canopy to each unit as a central ordering feature, helping to define a human scale. The entry stairway and porch widths take cues from the adjacent bungalows. The facade is broken down in both plan and elevation; in plan, the design is recessed at each unit entry, while a consistent base plinth provides a foundation course for the primary and secondary facades above. Openings are sized similar to the windows found in the traditional bungalows nearby, but also to achieve Zoning minimum glass levels and provide proper daylighting into each unit. Opening placement is meant to be compatible with the nature of the existing historic neighborhood, while providing a complementary counterpoint of asymmetry that differentiates the new development so it is respective of its era. Windows are set back into their facade, with frames selected to provide a reveal and depth adjacent to the predominant brick facade. The fenestration pattern on both 3rd Ave and N Street is based off of the following criteria; developing a window solution that respects the scale/proportions/patterns of the neighborhood, capitalizes on bringing natural daylighting into the unit/s, and complies with the Zoning ordinances min. glazing quantities.
- **Materials:** The building materials are carefully selected to tie into the neighborhood, with brick as the predominant material, detailed with varying coursing and texture - using running bond as the main field with recessed soldier courses to define windows - making a nod to the historic masonry found in the avenues. Secondary wood cladding helps add warmth to the residential use and is used in varying sizes to also introduce a complementary texture. Smooth rendered stucco plaster is used as well, also taking cues from the exterior palette of nearby structures. Where concrete is used to define the base plinth of the structure, it is treated with an integral color and will be of an architectural grade finish.

# STEP 1 : SITING

- DEFINE THE BUILDABLE AREA
- DETERMINE THE BUILDING ELEVATION



# STEP 2 : ARTICULATION & SCALE



# STEP 3 : DEFINE THE FRONT PORCH



# STEP 4 : OPENING DESIGN





# STEP 5 : MATERIAL SELECTION





**NORTHWEST PERSPECTIVE**



**NORTH PERSPECTIVE**



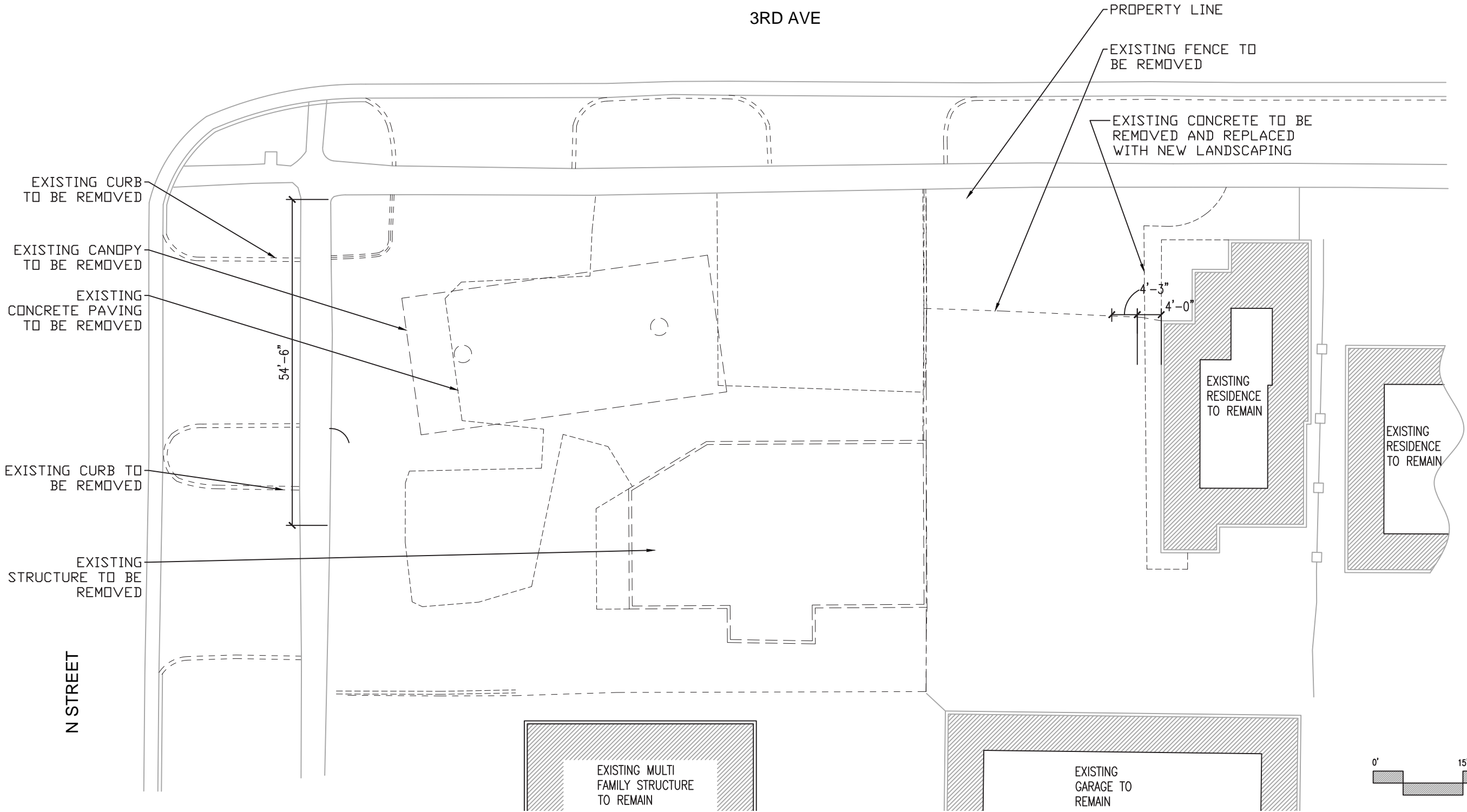
**NORTHEAST PERSPECTIVE**



**SOUTHWEST PERSPECTIVE**

2 DRAWINGS TO SCALE: SITE PLAN

3RD AVE



EXISTING SITE PLAN

2 DRAWINGS TO SCALE: SITE PLAN

3RD AVE

LINE OF FLOOR ABOVE, TYP.

LINE OF ENTRY CANOPY ABOVE, TYP.

SITE WALLS AND BELOW GRADE TERRACE

NEW TREES AND LANDSCAPING

PROPERTY LINE

REAR ACCESS DRIVE ENTRY

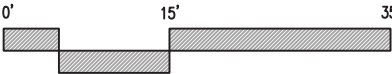
N STREET

EXISTING RESIDENCE TO REMAIN

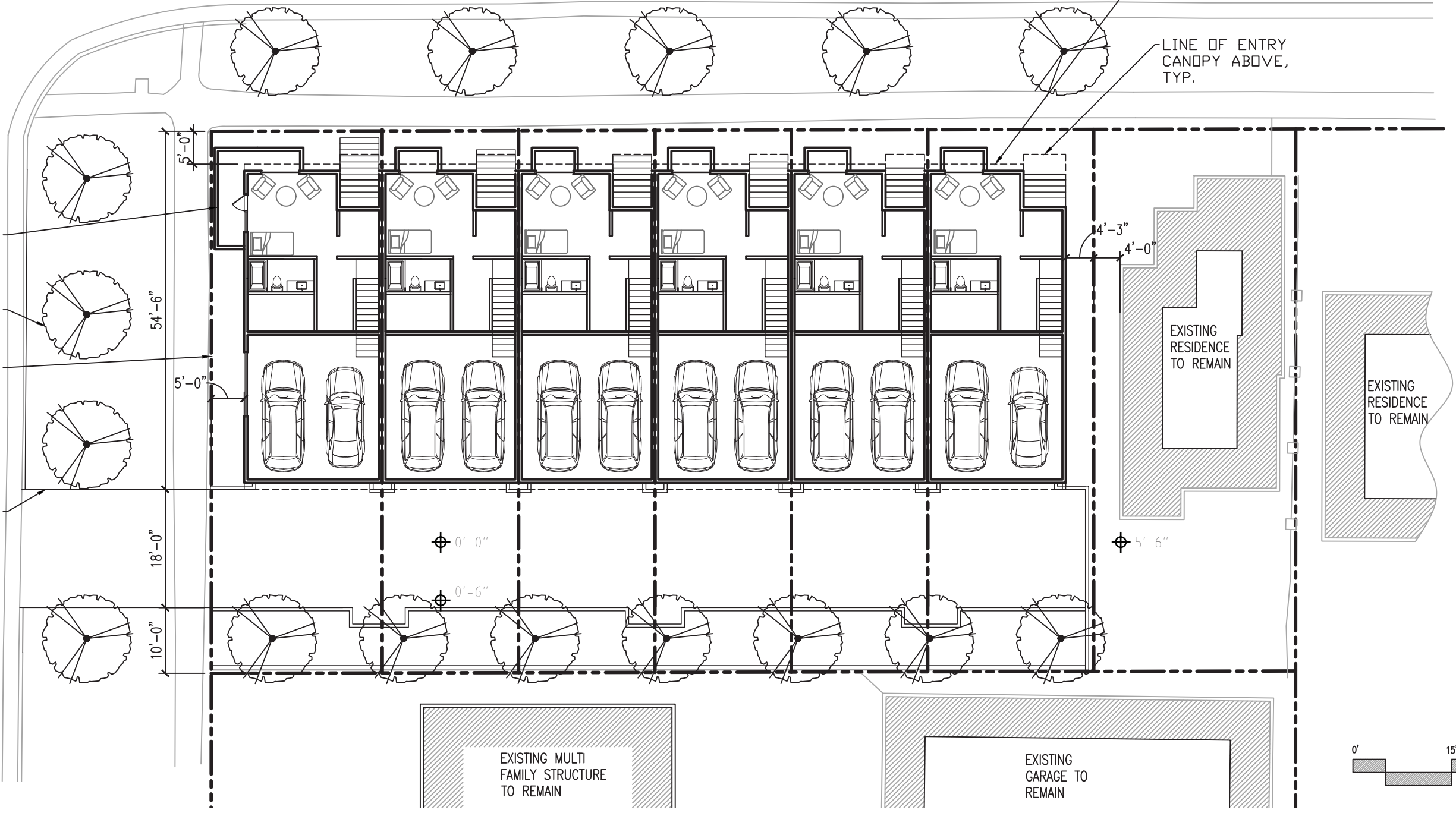
EXISTING RESIDENCE TO REMAIN

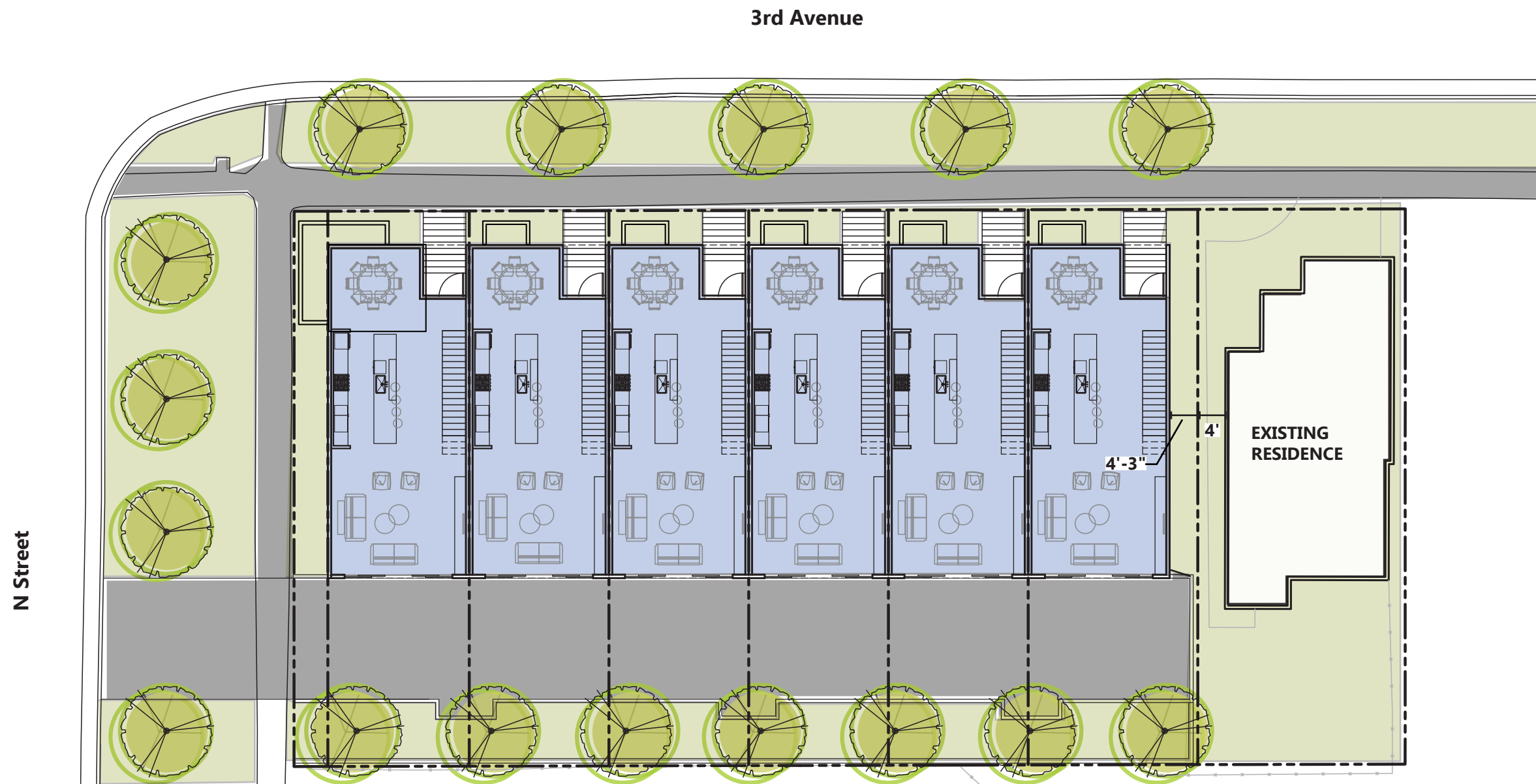
EXISTING MULTI FAMILY STRUCTURE TO REMAIN

EXISTING GARAGE TO REMAIN



PROPOSED SITE PLAN





### PROPOSED SITE DEVELOPMENT

#### RMU-35 Rezone

- Six 3-Story For-Sale Homes
- 2-car garages loading @ south side
- Lot Area = 13,612 sf
- 31% Green Space
- 54% Open Space
- Existing House to Remain
- Variation & Relief along primary facades
- Exploration of the "Front Porch"
- Completes Historic Streetscape

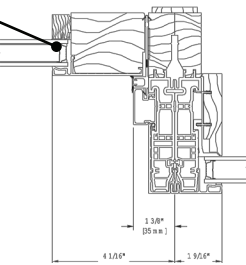


2 DRAWINGS TO SCALE: ELEVATIONS



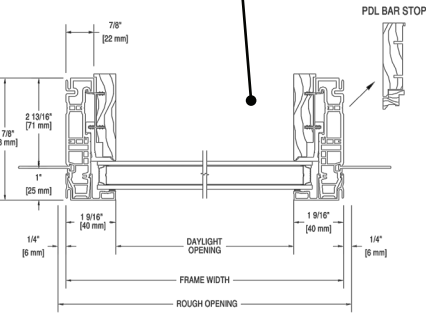
North Elevation **C4**  
Scale: 3/32" = 1'-0"

Wood framed door with vision lite, mulled to aluminum clad wood window

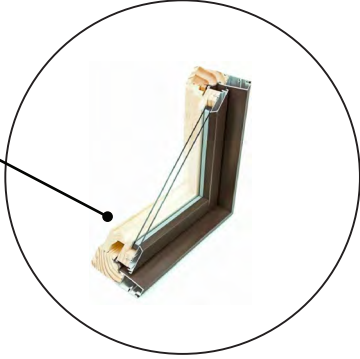


Door Jamb Detail **3**  
Scale: NTS

Aluminum clad wood window, Frame designed to provide depth and shadow in profile



Window Jamb Detail **2**  
Scale: NTS



Window Frame Axon **1**  
Scale: NTS

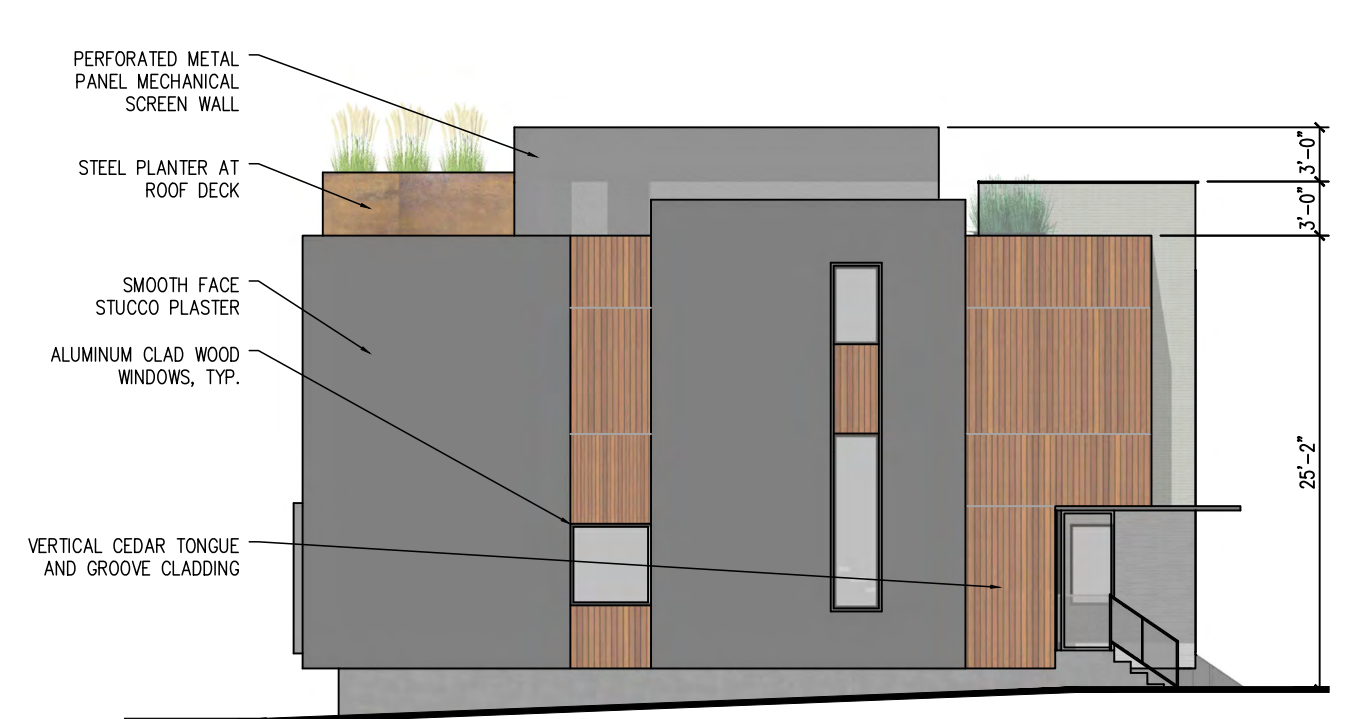
2 DRAWINGS TO SCALE: ELEVATIONS



South Elevation **3**  
Scale: 3/32" = 1'-0"



West Elevation **2**  
Scale: 3/32" = 1'-0"

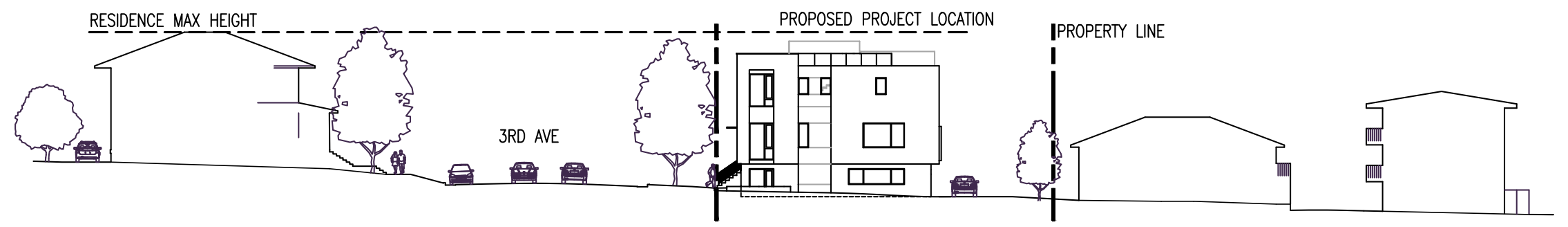


East Elevation **1**  
Scale: 3/32" = 1'-0"

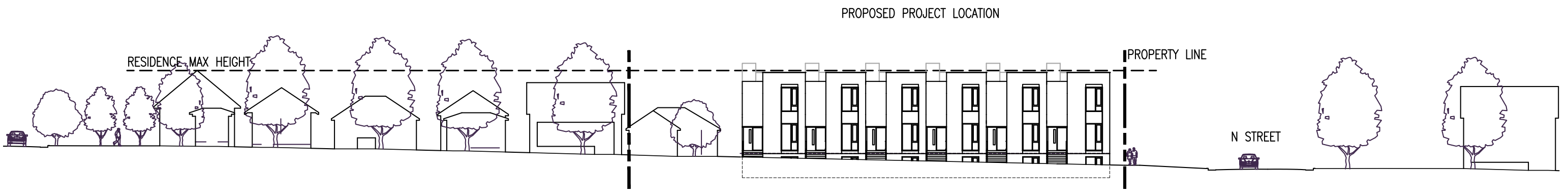
2 DRAWINGS TO SCALE: STREET SCAPE ELEVATIONS



South Streetscape Elevation **C4**  
Scale: 1/32" = 1'-0"



West Streetscape Elevation **B4**  
Scale: 1/32" = 1'-0"



North Streetscape Elevation **A4**  
Scale: 1/32" = 1'-0"

3 PHOTOGRAPHS



3 PHOTOGRAPHS



A



B



C



D



E



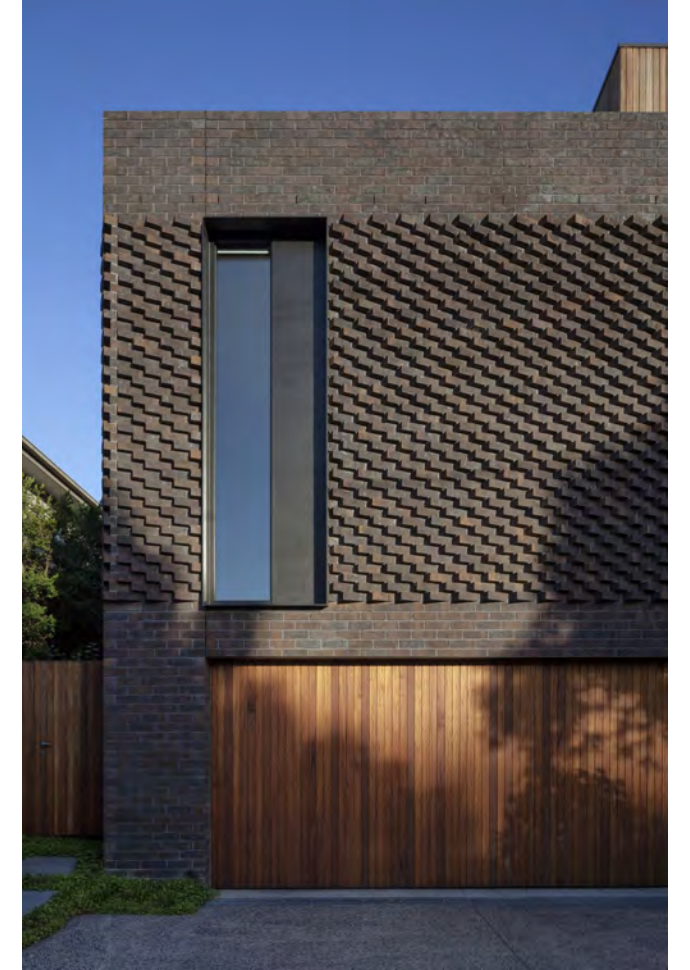
F



4 MATERIALS



4 MATERIALS





4 MATERIALS



THIRD AVENUE HOMES |  
HISTORIC LANDMARK COMMISSION  
APPLICATION FOR NEW CONSTRUCTION  
28 MAY 2021

THANK YOU

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