



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Sara Javoronok, AICP, Senior Planner
(385) 226-4448 or sara.javoronok@slcgov.com

Date: October 14, 2021

Re: PLNHLC2021-00253 New Construction and PLNHLC2021-00723 Special Exception at 245 N. Almond Street

NEW CONSTRUCTION AND SPECIAL EXCEPTIONS IN A HISTORIC DISTRICT

Property Address: 245 N. Almond Street

Parcel ID: 08-36-432-047-0000

Historic District: Capitol Hill

Zoning District: RMF-45 (Moderate/High Density Multi-Family Residential District)

Master Plan: Capitol Hill

Design Guidelines: Design Guidelines for Residential Properties

REQUEST: Jeff Douglas of Axis Architects, representing the property owner, Chaunce Butterfield, is requesting a Certificate of Appropriateness (COA) for New Construction of a single-family dwelling and two Special Exceptions for reduction in the north side yard setback and an increase in the front yard wall and fence height. The property is located at approximately 245 N. Almond Street in the Capitol Hill Historic District (See attached Vicinity Map and Historic District Maps – [Attachments A & B](#)). Currently, the site is vacant. The subject property is located in Council District 3 represented by Chris Wharton and is zoned RMF-45 (Moderate/High Density Multi-Family Residential District). The special exceptions are requested as follows:

- i. The applicant requests a modification of the north side yard setback from 10 feet to 4 feet.
- ii. The applicant requests a modification of the front yard fence height from 4 feet to 6'5" with 4 feet at street level.

RECOMMENDATION: As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion that the proposed new construction and special exception meets the applicable standards of approval, and Staff recommends that the Historic Landmark Commission approve the request with the following condition:

1. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.

ATTACHMENTS:

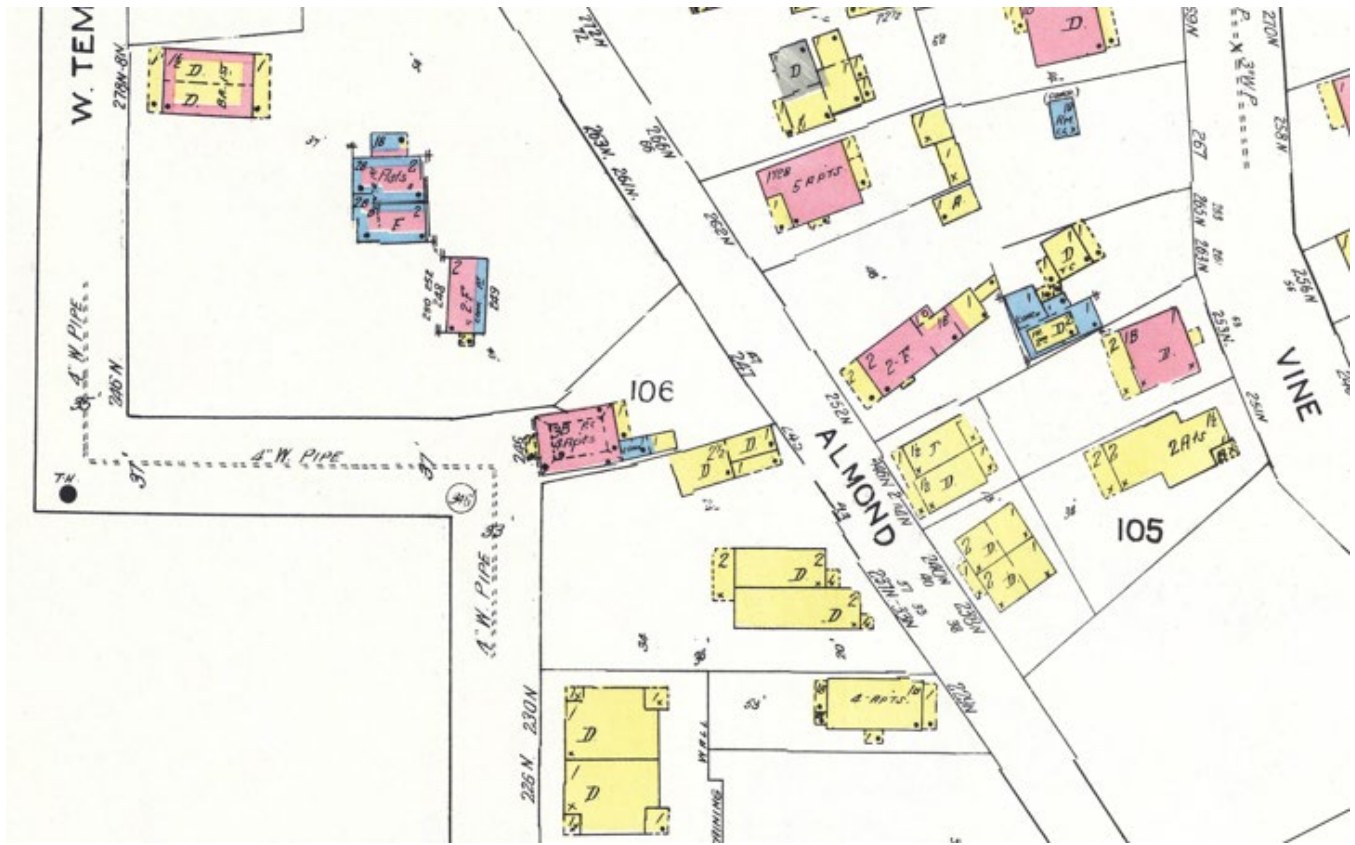
- A. [Vicinity Map](#)
- B. [Historic District Map](#)
- C. [Current Photographs](#)
- D. [Applicant Submittal](#)
- E. [RMF-45 Zoning Standards](#)
- F. [Analysis of Standards for New Construction](#)
- G. [Applicable Design Guidelines](#)
- H. [Public Process and Comments](#)
- I. [Department Comments](#)

SITE CONTEXT:

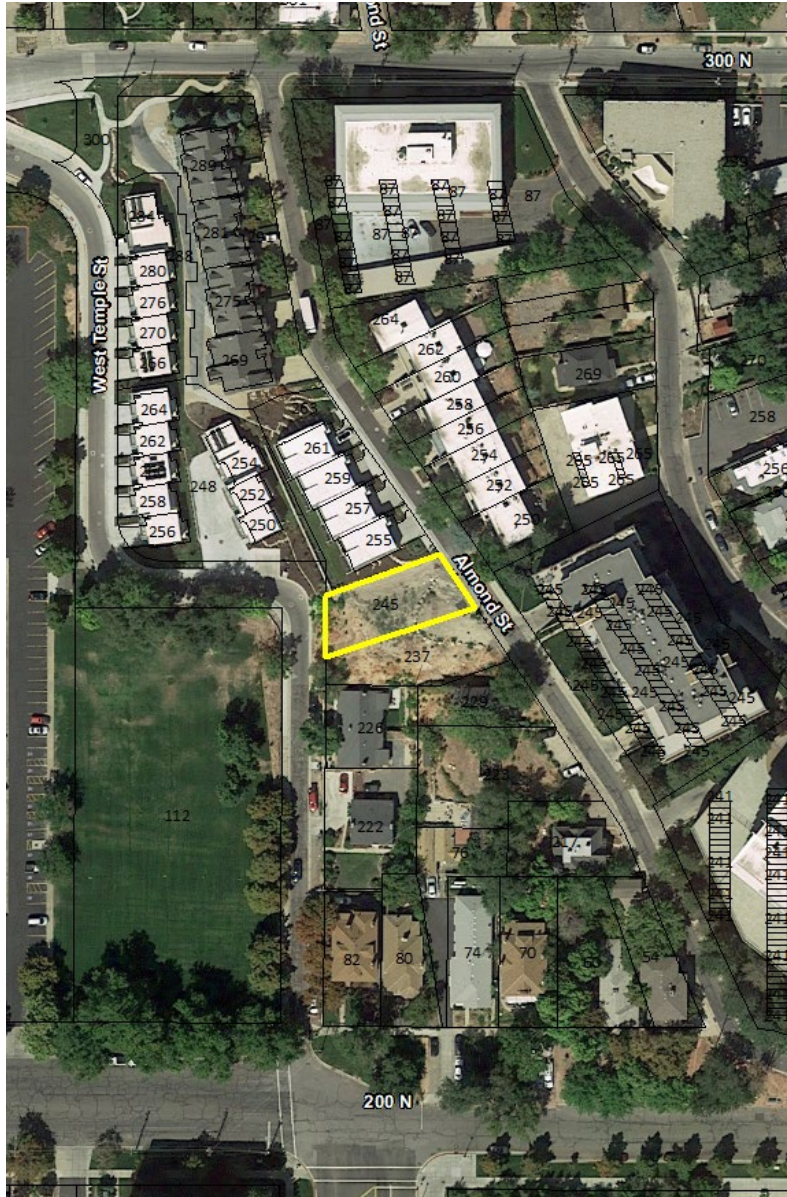
The subject property is located on Almond Street in the Capitol Hill Historic District. Almond Street is located between Vine and West Temple Streets and the property is located approximately mid-block between 300 North and 200 North. It is one of two parcels on Almond Street with double frontage – the rear fronting West Temple Street. There is a grade change of approximately 35 feet from the front of the property on Almond to the rear of the lot that fronts West Temple Street. The property is one of two vacant lots on Almond Street. Both lots were modified with a lot line adjustment completed in 2019.

The surrounding context is varied with many more recently constructed buildings and few historic properties. To the north is a building with four dwellings constructed in 2017 ([PLNHLC2016-00318](#)). These dwellings are a single-story fronting Almond Street and three stories from the rear. To the east is a three-story building with eight attached dwellings constructed in 1979. The rear of Trevi Towers, constructed in 1976, is southeast of this building. This condo building has two entrances to the parking garage on Almond Street. The property immediately to the south is vacant and to the south of it is a 1.5 story Victorian dwelling at 229 N. Almond Street. To the west is a grass field owned by the Church of Jesus Christ of Latter-day Saints.

While the subject property is in the Capitol Hill Historic District, none of the adjacent properties are contributing to the district. The property at 229 North Almond, others further south on Almond Street, and those fronting N. West Temple are the contributing properties in closest proximity to the subject property. The Capitol Hill Historic District was listed on the National Register of Historic Places in 1982 and locally designated in 1984. The 1950 Sanborn map shows two dwellings on Almond Street, roughly in the same location, and a duplex to the south. The city permit files show a demolition permit was issued for the property in 1980.



1950 Sanborn map



Context map showing the subject property and its surroundings

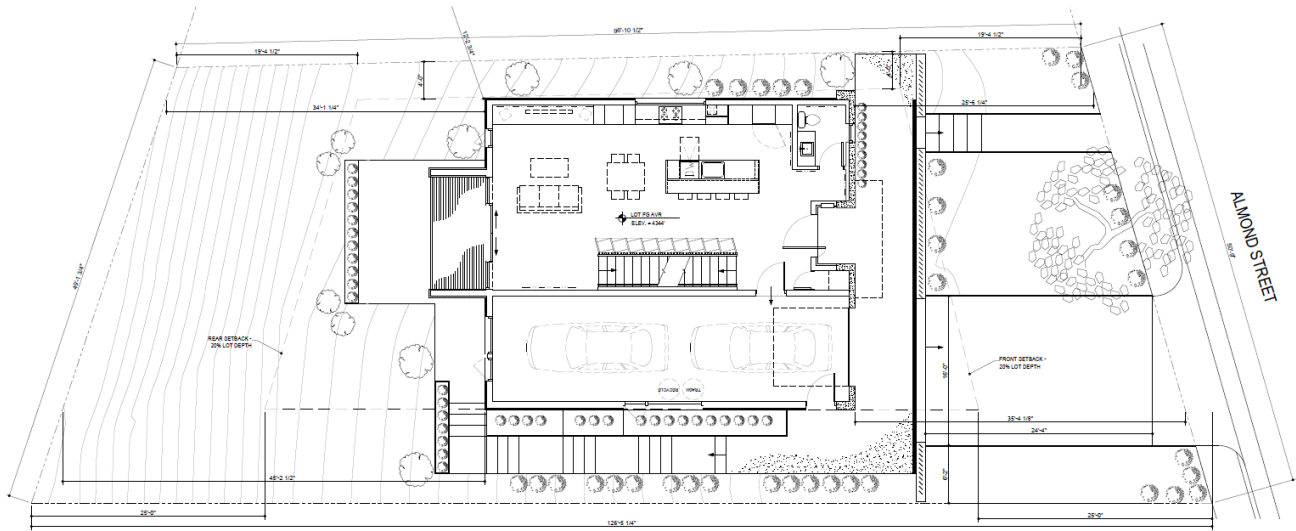
PROJECT DESCRIPTION:

Jeff Douglas, on behalf of the property owner, Chaunce Butterfield, submitted applications for New Construction and Special Exceptions for the construction of a single-family dwelling on the property. The lot is irregularly shaped, generally appearing as a trapezoid. It is approximately 5,291 square feet with dimensions of approximately 50' wide on Almond Street and a depth ranging from approximately 96' feet on the north to 126' on the south. The proposed residence, which has an attached tandem garage, is 2,164 square feet with a footprint of approximately 1,320 square feet. The front façade of the residence is set back approximately 25' from the northeast corner of the property. Approximately 6'6" in front of the façade is a boardform concrete wall topped with black powder coated metal blades. It is 6'5" tall from grade on the west and 4' tall from Almond Street level. It extends from the north to south property lines with two breaks for the pedestrian and vehicular entries. Pedestrian access is via a pathway that extends from the sidewalk. To accommodate the grade change on the site, the pathway steps down 2'5" from the street to the primary entry

of the residence. The south side yard has a series of steps spaced predominantly in groups of three providing exterior access to a patio area on a lower level to the rear. The north side yard, where the special exception is requested for a reduction in the side yard setback from 10' to 4', slopes downhill to the west. The rear elevation has a patio at grade with the lower level, which is approximately 13' lower than the Almond Street frontage. The sloping grade continues from the rear elevation to the property line abutting N. West Temple Street. The lot is a double frontage lot and the proposed setback from N. West Temple is approximately 30' at the northwest corner.



Streetscape Elevation



Site Plan



Existing Conditions – Almond Street facing west

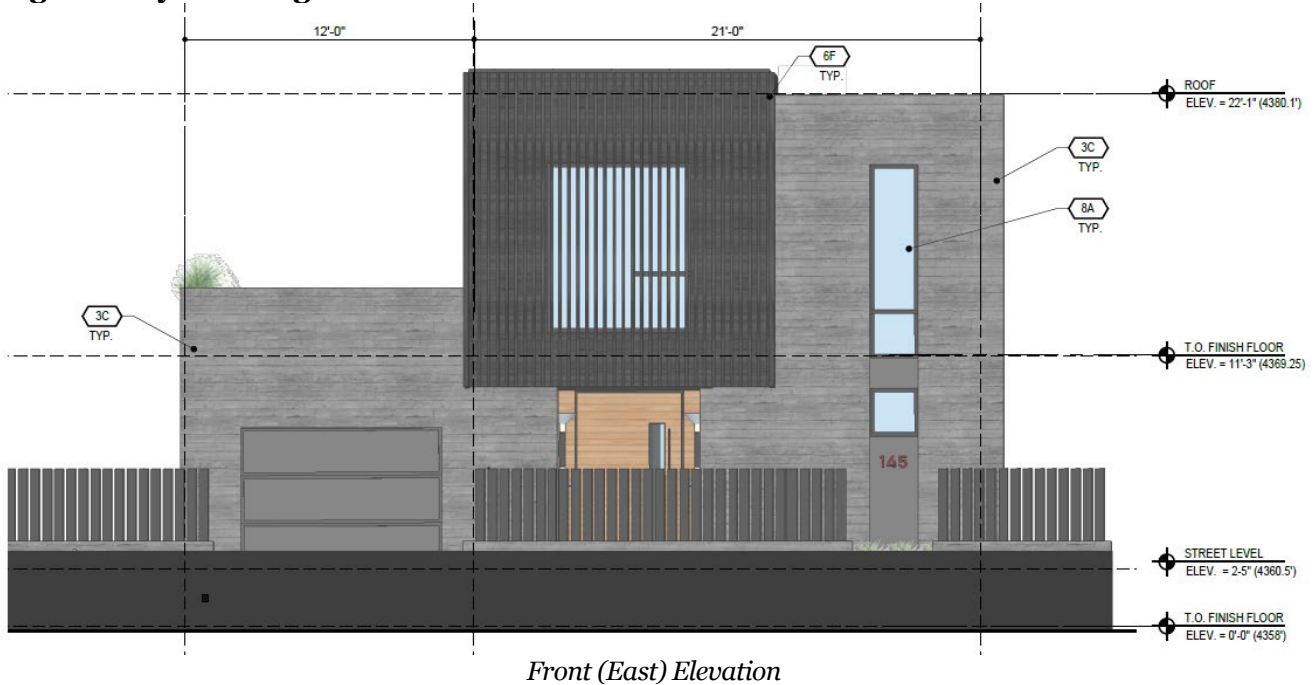


Existing Conditions – N. West Temple facing east

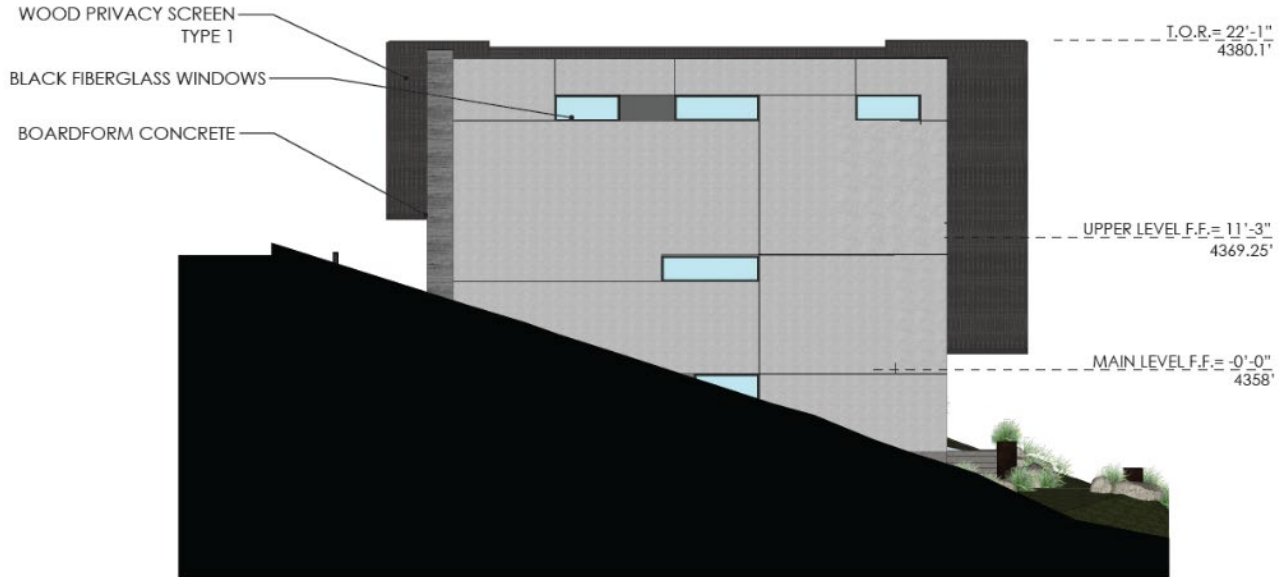
As previously stated, the applicant is seeking approval for two special exceptions:

- 1) The first is for a reduction in the required side yard from 10' to 4'. Ten feet is required for both side yards for single-family structures.
- 2) The second is for a wall and fence located in the front yard that is 6'5" high from grade in front of the residence and 4 feet high from street level.

Single-family Dwelling

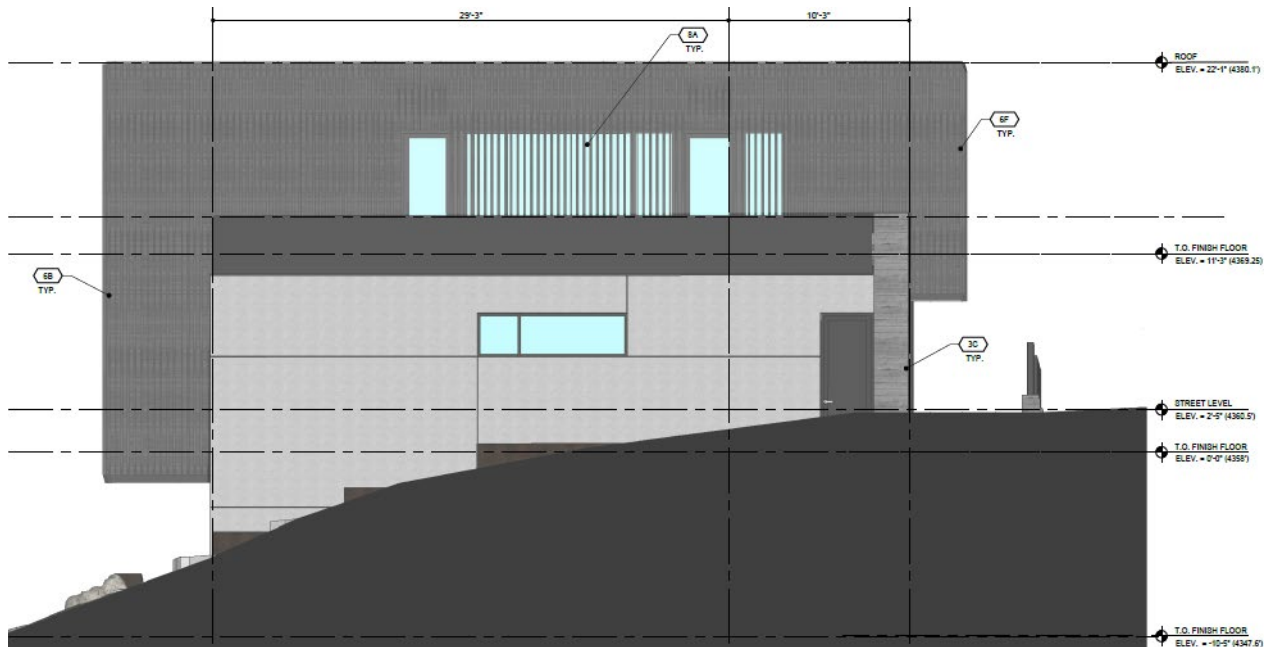


The proposed dwelling is two stories and 24'6" in height. The primary material on the front (east) elevation is boardform concrete. This façade can be divided into a single-story volume to the south for the tandem garage with a deck on top of the roof and a two-story volume to the north that is the primary living area for the dwelling. A wood privacy screen is located on the second story to the north of the garage mass. On the second floor, a large window is roughly in the center, partially obscured by the wood privacy screen. To the north of it is a large, vertically oriented window that extends to the floor. On the first floor, directly below the center of the wood privacy screen is the primary entry. It has a cedar pivot door flanked by cedar side panels. A small, square window is located high on the wall of the first floor, directly below the large, vertically oriented window on the second floor.



Side (North) Elevation

The extent of the grade change on site is visible on the north elevation. Almond Street is located to the east and N. West Temple to the west. The primary material on the north side elevation is cementitious stucco. The boardform concrete on the front façade wraps around from the east elevation to the north elevation. Additionally, the wood privacy screens on the east and west façades project outward and are visible from the side. The applicant worked with staff to add an additional window that is horizontally oriented on the upper floor of this elevation.



Side (South) Elevation

Similar to the north elevation, the change in grade is visible on the south elevation. As with the north elevation, Almond Street is located to the east and N. West Temple to the west. The volume that includes the garage is to the south of the larger, taller volume with most of the living space. The garage volume, which

appears as a single-story from Almond Street increases in height with the change in grade towards N. West Temple. Similarly, the two-story volume to the north of it also increases in height to three stories as the grade changes. The grade changes allow for additional living space on the lower level. The garage volume is primarily cementitious stucco with boardform concrete wrapping around from the front (east) elevation to the side. It has a single, large horizontally oriented window roughly centered on the elevation and a man door near the eastern edge. The two-story volume is sided with the wood privacy. The upper level has two full glass doors that open to a second-floor patio and a series of windows with wood privacy screening.



Rear (West) Elevation

The change in grade from the Almond Street elevation to the rear, N. West Temple elevation, results in three stories visible on this façade. The primary material on this elevation is cementitious stucco. The main architectural feature is a two-story rectangular form that projects outward. Its exterior is wood privacy screening over cementitious stucco and the interior is wood cladding. The lower level has two sets of large, roughly square shaped windows that flank a central window and door grouping. The main level has two sets of smaller windows placed higher on the wall, the window to the left is square, and the window on the right is larger and horizontally oriented. Roughly in the center are a set of sliding doors flanked by floor to ceiling windows that extend out on a balcony. The second floor has a small, square window directly above the similar window on the main level. Large windows are located directly above the main level windows and balcony, and within the projecting rectangular form. To the south is the balcony above the garage volume.

KEY CONSIDERATIONS:

Special Exception Requests

Staff supports the two Special Exception requests sought by the applicant. The two requests are for lot and bulk Special Exceptions that can be permitted for properties in historic districts per 21A.06.050.C.6. The Special Exception requests are as follows:

- 1) The applicant is requesting a modification in the north side yard setback from 10' to 4'.

The proposed dwelling is approximately 34 feet wide, including a tandem attached garage. Unlike other areas in the historic district, a front-loaded garage is a common element on this street. The lot is approximately 50' and the required 10' setback would result in a narrower façade and living space. The 10' setback in this zoning district is required for uses other than single-family attached and multi-family dwellings. The proposed 4' side yard setback on the north, with a 10' setback on the south, would be consistent with the setback required for single-family dwellings in less intensive residential districts. The result is that at the closest point, the rear of the proposed dwelling would be just over 12' from the rear of the dwelling to the north. The proposed setback is supported by staff.

- 2) The applicant requests a modification to the maximum height permitted for a front yard fence. The proposed fence is 6'5" tall from grade in front of the residence and 4 feet tall from the street level.

The second Special Exception request is for an increase in the permitted front yard fence height. The proposal is for a wall topped with black powder coated blades. The proposed wall is 4' tall from street level. However, the proposed residence is 2'5" below street level, and in front of the residence it would be 6'5" tall. This is an exception to the 4-foot maximum in 21A.40.120.E.1.a. The proposed wall and blade fence would be set back approximately 18' feet from the property line.

Staff supports the proposed Special Exception since the proposed height of the fence will be 4' from street level on Almond Street. The change in height and grade will be visible only when in the area directly in front of the dwelling and the wall and fence. Additionally, it is set back from the property line and the area surrounding it will serve as an entrance area for the residence. The appearance of it from the public right-of-way will be as a 4' tall wall and fence. Additionally, there is a substantial grade change on the property and the main entrance is lower than street level.

DISCUSSION:

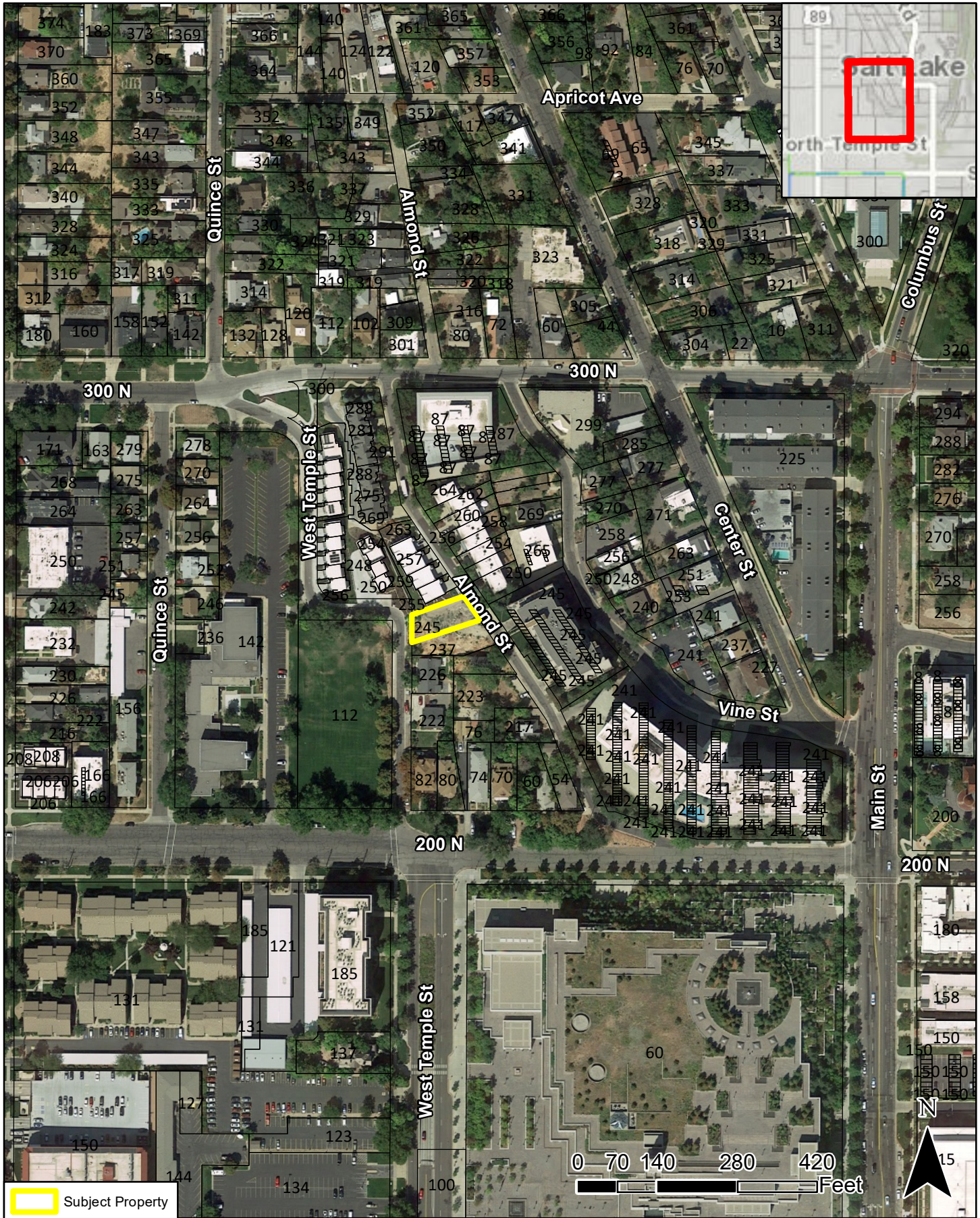
The applicant is seeking New Construction and Special Exception approvals for a single-family dwelling in the Capitol Hill Historic District. The proposal is consistent with the adopted standards for New Construction and the Residential Design Guidelines for New Construction. The form and massing of the proposed dwelling is compatible with adjacent properties and the mixed character of this area in the historic district. The requested Special Exceptions for reduced north side yard setback and fence height are compatible with the neighborhood and grade change on the site. The applicant and property owner have worked with staff to make modifications to the proposal that enhance its appearance and fit with the surrounding properties.

NEXT STEPS:

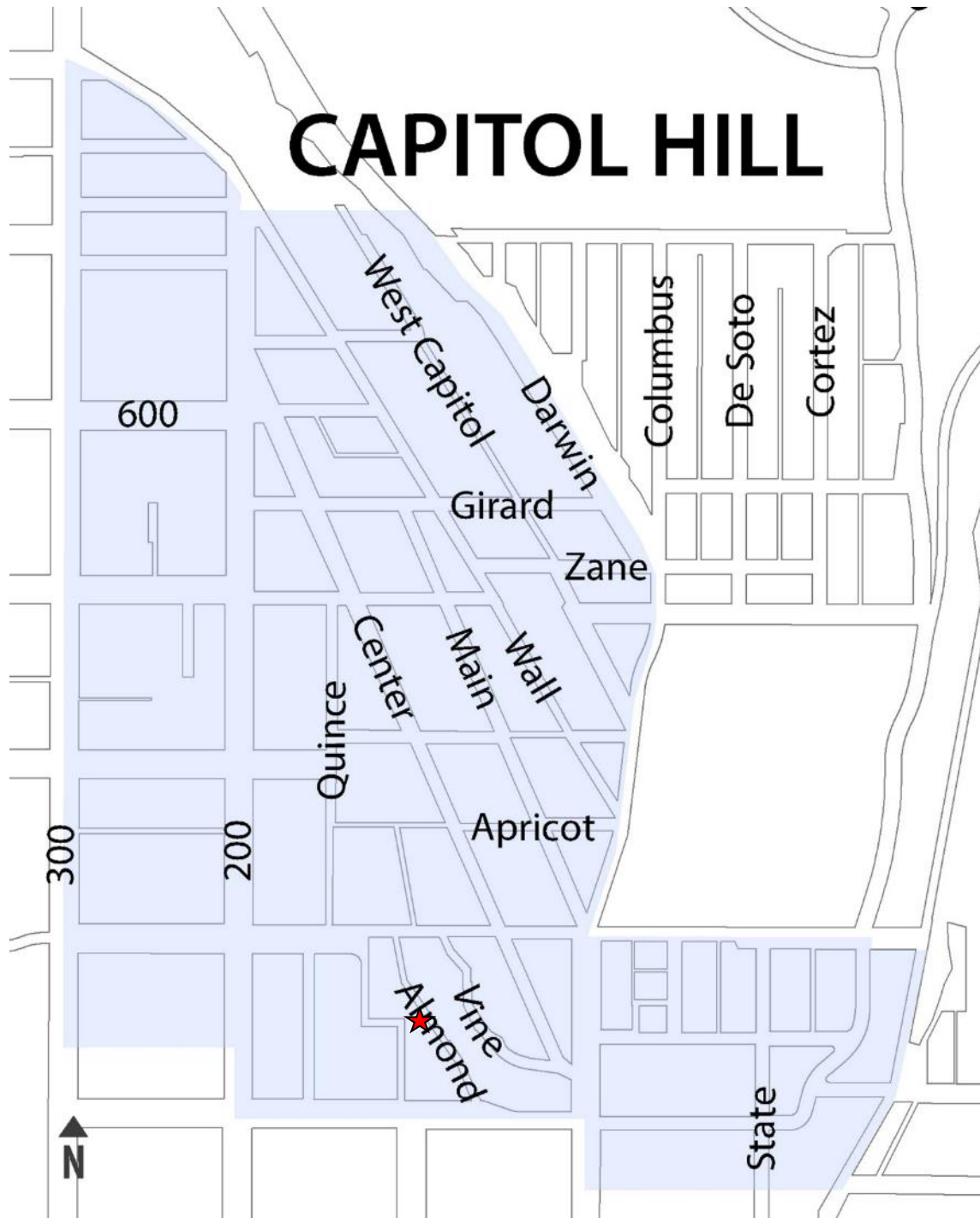
If the project is approved by the Historic Landmark Commission, the applicant would be issued a Certificate of Appropriateness for the proposed New Construction and the Special Exception requests and then proceed to the building permit stage. If the Commission disagrees with Staff's recommendation and the project is denied, the applicant would not be issued a Certificate of Appropriateness for the proposed New Construction and Special Exceptions and any new proposal would require a new application.

ATTACHMENT A: VICINITY MAP

Vicinity Map



ATTACHMENT B: HISTORIC DISTRICT MAP



★ *Approximate Project Location*

ATTACHMENT C: CURRENT PHOTOGRAPHS



View of property from Almond Street



Vacant lot to the south from Almond Street



Residence to the north from Almond Street



Rear of residence to the north and subject property from N. West Temple



Residence to the east



Rear of Trevi Towers, located southeast of the subject property.

ATTACHMENT D: APPLICANT SUBMITTAL



APPLICANT: JEFF DOUGLAS, AXIS ARCHITECTS
ADDRESS: 927 S STATE ST, SLC, UT, 84111
CONTACT: JDOUGLAS@AXISARCHITECTS.COM / 801.355.3003
OWNER: CHAUNCE BUTTERFIELD
ADDRESS: 31 W VAN BUREN AVE, SLC, UT, 84115
CONTACT: CHAUNCE.SLC@GMAIL.COM / 801.244.9907

LEGAL DESCRIPTION: 08-36-432-047-0000
BEG S 0°01'07" E 369.50 FT & N 89°59'13" E
165.53 FT & S 0°01'07" E 27.97 FT FR NW COR LOT 8, BLK 6, PLAT E;
N 70°15'30" E 96.33 FT; S 34°18'51" E 50.68 FT; S 71°32'18" W
125.69 FT; N 0°01'07" W 49.13 FT TO BEG.

PROJECT DESCRIPTION:

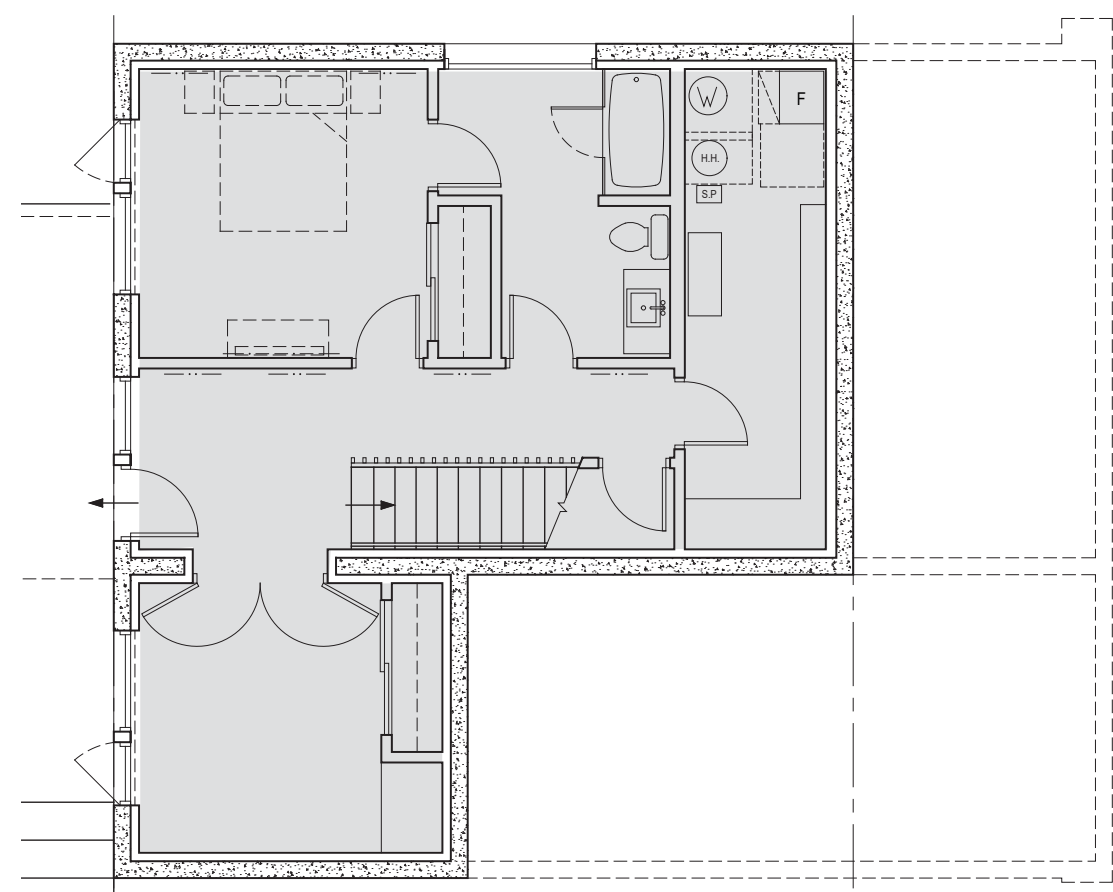
The attached proposal for 245 N. Almond Street includes the construction of a 2,164 sq. ft. single family home with no existing building or residence on site. This submittal for the new project is not seeking any special exceptions with regards to zoning requirements. 245 N Almond St is in the Capitol historic district in Salt Lake City, Utah. The residence is two stories tall and includes 3 bedrooms and 2.5 baths. The home has a two car garage and a basement accessible from the back. The lot is currently unbuilt with a multifamily townhome to the north and a single-family home to the south. No historic photographs were made available or exists in any records.

The proposed development maintains the established contextual street and block pattern. The street and block patterns currently comprising of the immediate context of this site are primarily made up of smaller multi-family townhouses and a few single-family structures ranging from a family of colonial and craftsman styles. The characteristic of the historic Capitol Hill District, Almond Street follows an irregular form originally dictated by the steep topography of Capitol Hill.

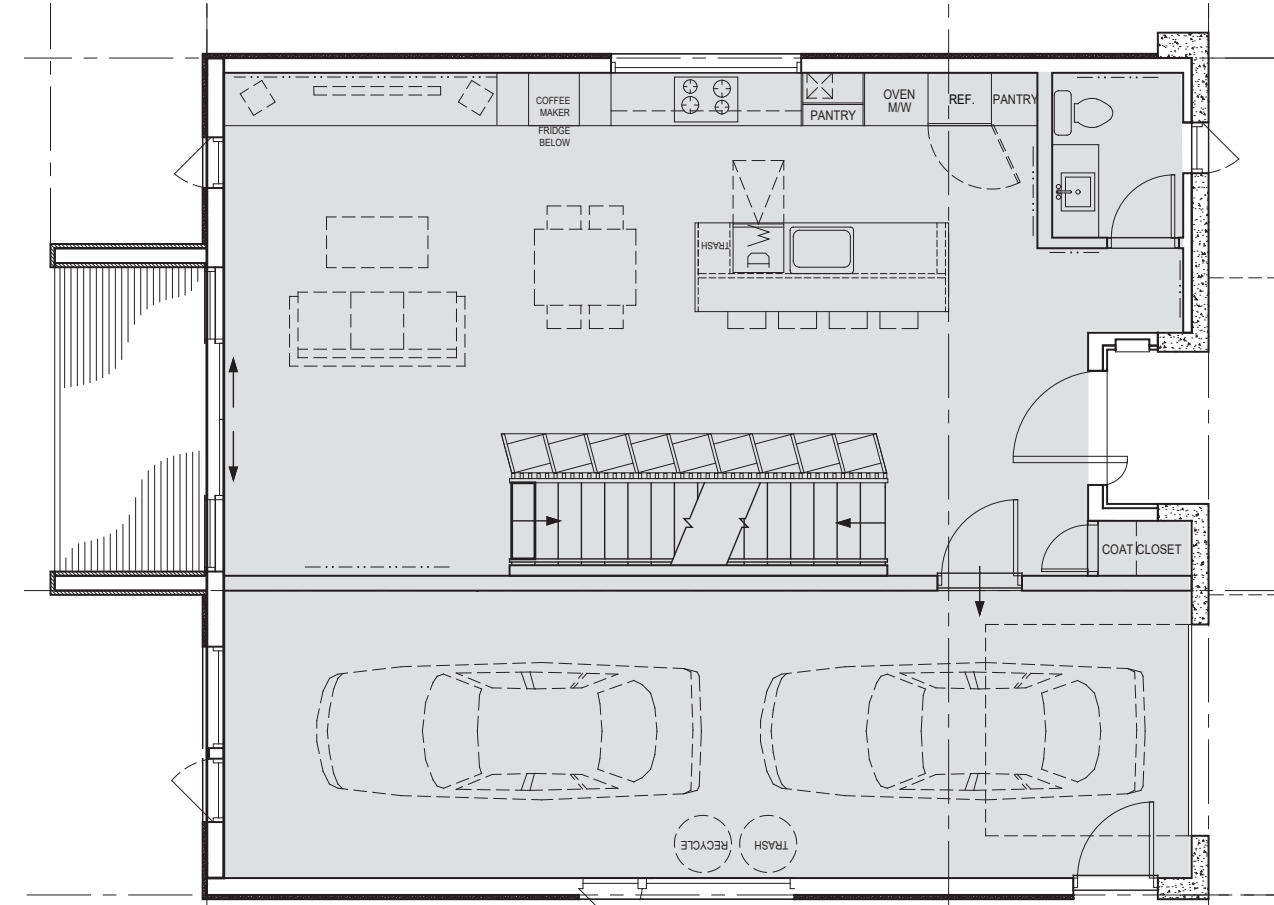
Facing Almond Street, the proposed façade is composed with natural materials and color, with elemental shapes to coincide with the adjacent townhouses. The horizontal striping of the board-form concrete emulates the traditional wood siding found in the single-family homes to the south of the property. This rhythmic proportion is translated into the dark wood privacy screening, the vertical slats installed at a 45-degree angle, as to screen the Master Bedroom from the pedestrian, but also provide filtered morning light. The second floor also projects east to engage with the volume of the garage, helping to reduce the mass and scale of this element.



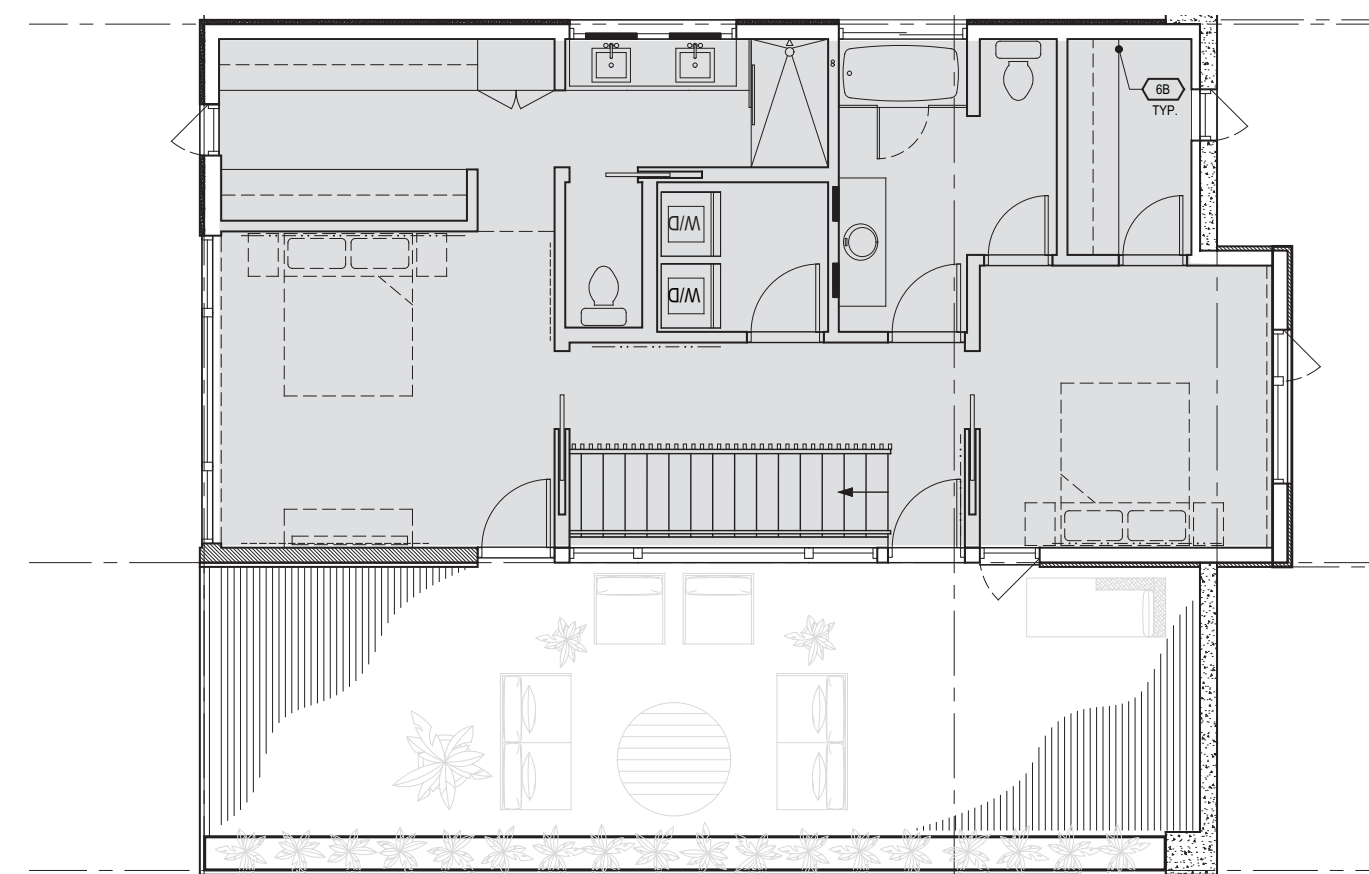
CONCEPT RENDERING - FROM ALMOND ST.



LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

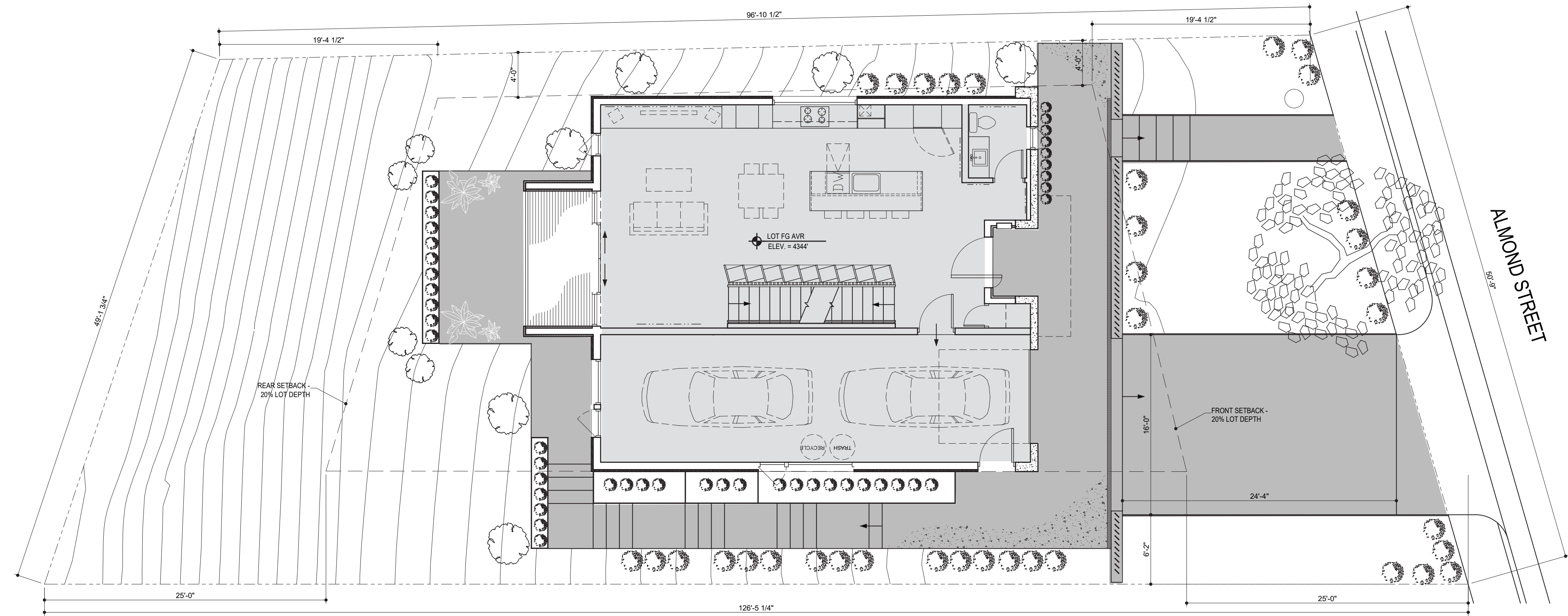


MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONCEPT RENDERING - FROM ALMOND ST.

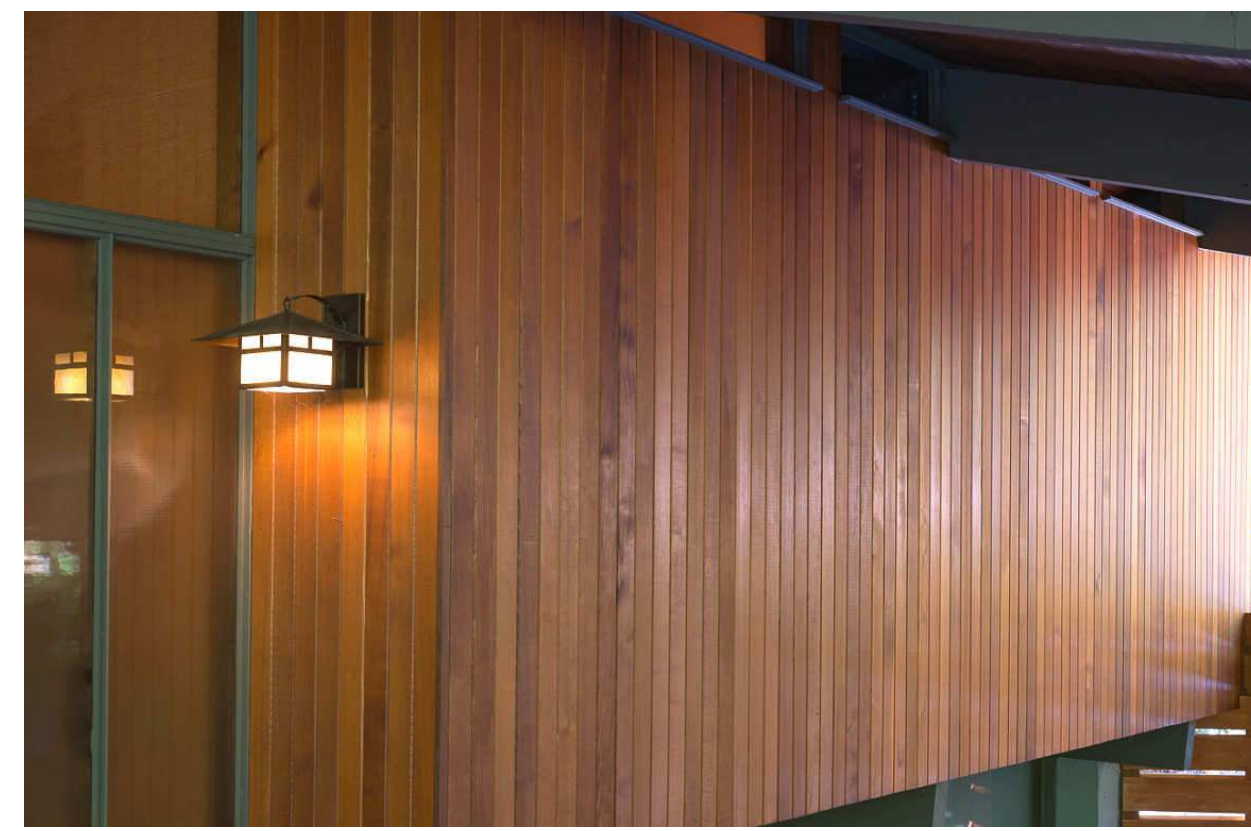


COMPOSITE SITE PLAN/MAIN FLOOR PLAN
1/8" = 1'-0"





VERTICAL METAL BLADES EXAMPLE



WOOD CLADDING - TONGUE AND GROOVE (INSIDE OF BALCONY)



BOARD-FORM CEMENT DETAIL



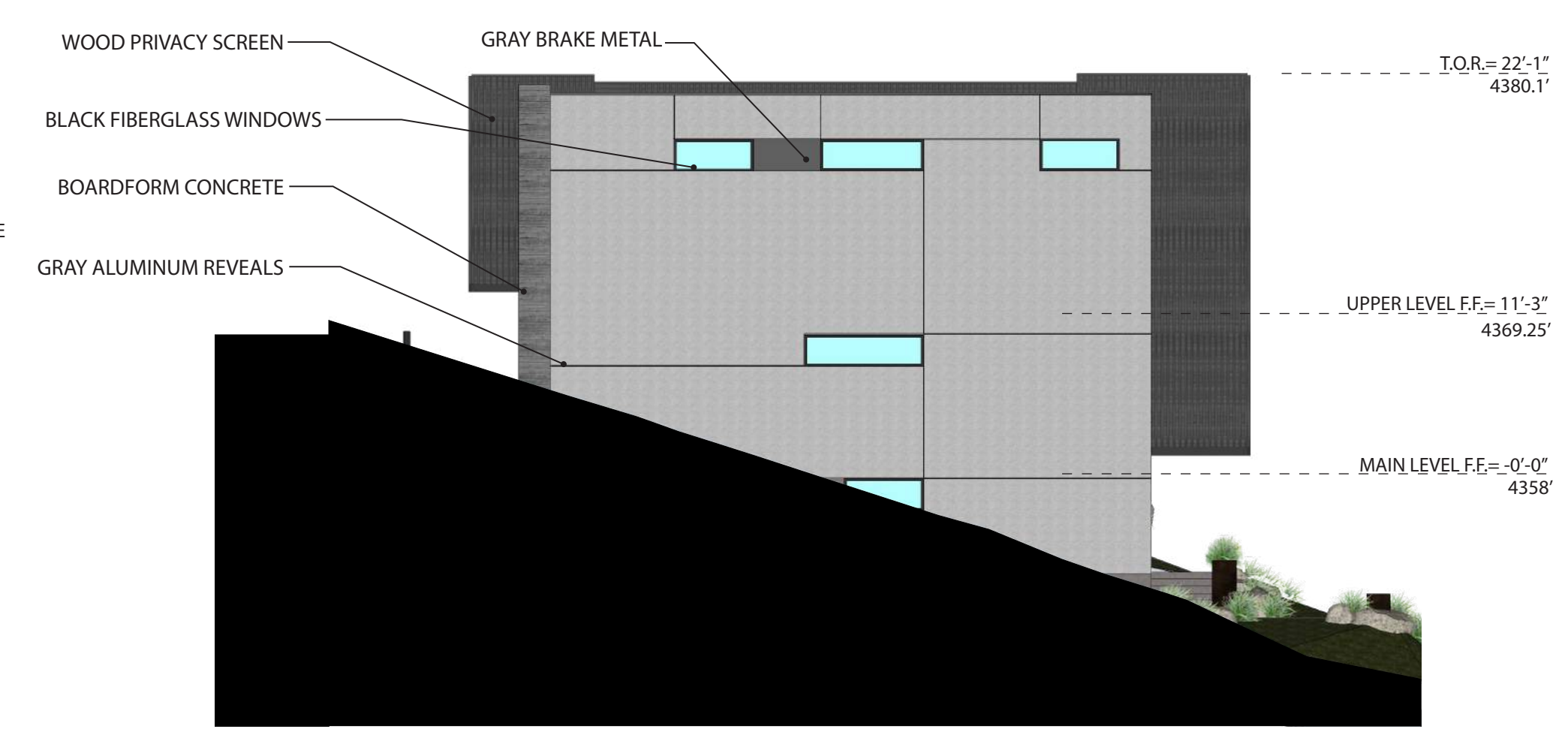
WHITE CEMENTITIOUS STUCCO DETAIL

BUILDING MATERIALS AND DETAILS:

The materials proposed for this project are consistent with the new construction guidelines, have proven durability and will promote a sense of human scale. The front street elevation will consist of boardform concrete, vertical wood slats, and smooth stucco. The concrete material is proposed mostly on the front façade of the home, whereas the stucco will cover the north and south facades. The wood screening is mainly used as a privacy screen for the east and south large windows. The intent of the proposed materials is to gesture to those historically reminiscent of this district and greater context.



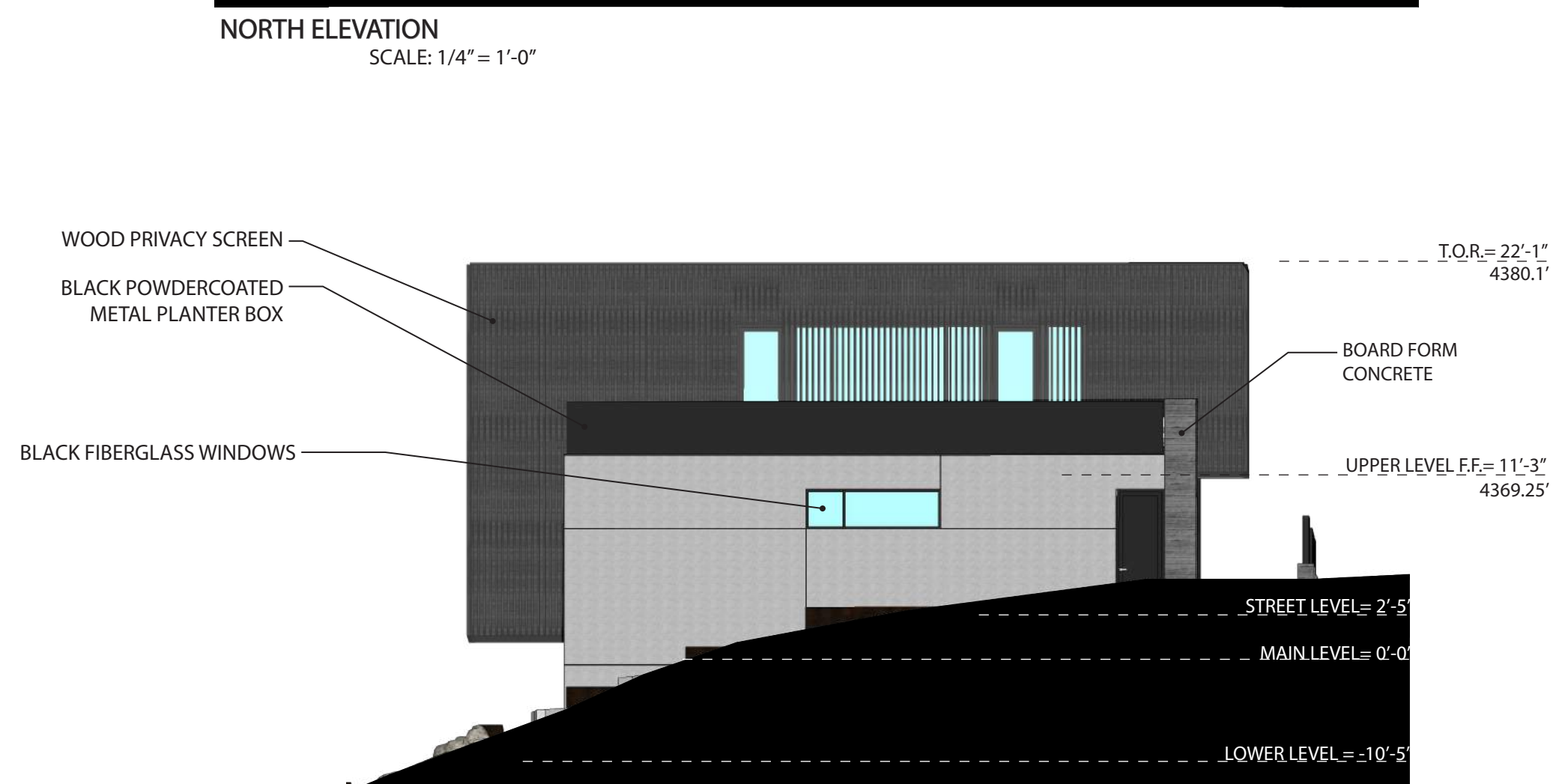
EAST ELEVATION - STREET FACING
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION - BACKSIDE OF PROPERTY
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

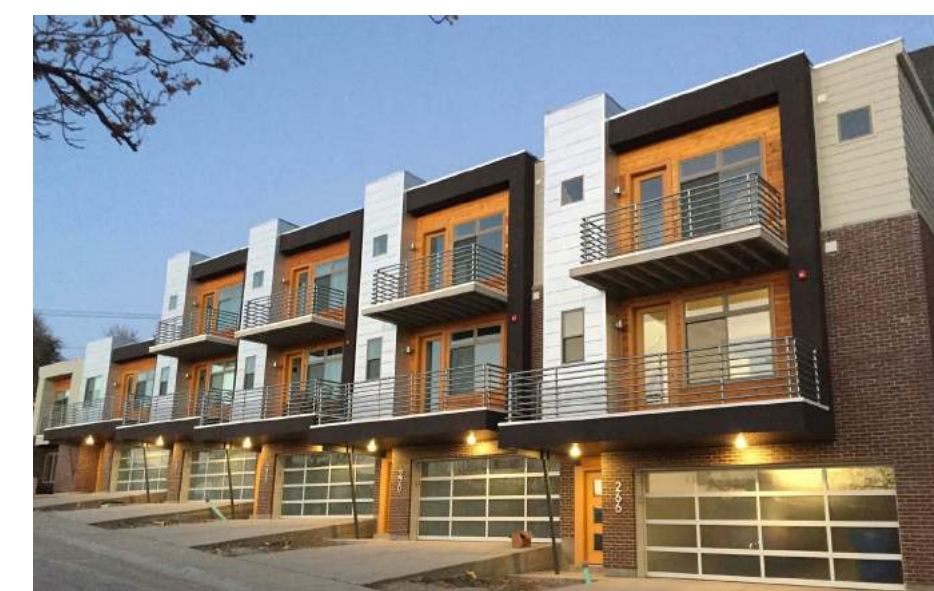
APPROVED EXAMPLES WITHIN SLC HISTORIC DISTRICTS:



BRAKE METAL ABOVE WINDOW EXAMPLE ON VINE STREET



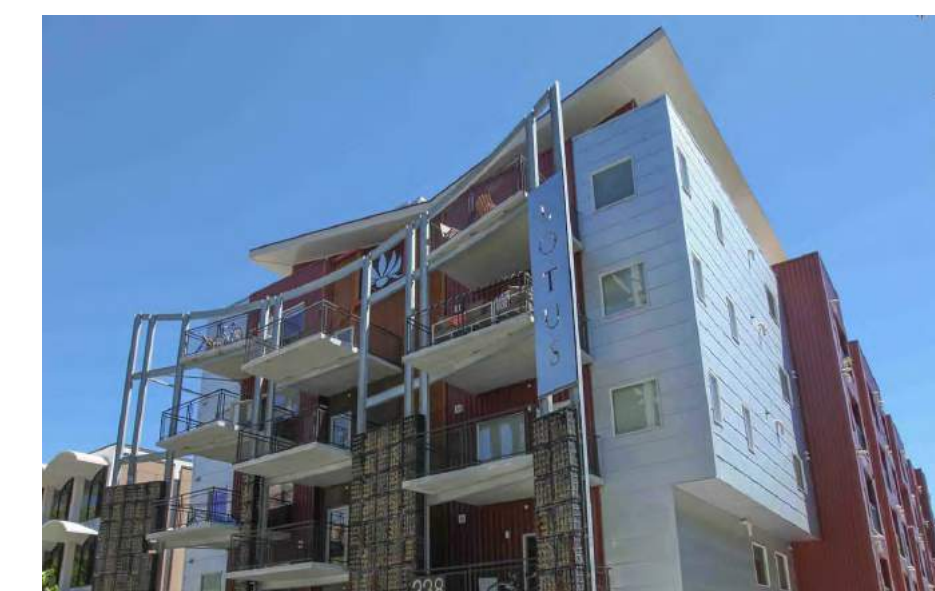
CONCRETE EXAMPLE ON HILLSIDE AVE



275 N. WEST TEMPLE



260 WEST 500 NORTH



388 EAST SOUTH TEMPLE



POWDERCOATED BLACK STEEL EXAMPLE ON HILLSIDE AVE



WOOD PRIVACY SCREEN EXAMPLE



261 NORTH ALMOND STREET



260 WEST 500 NORTH



735 NORTH 300 WEST



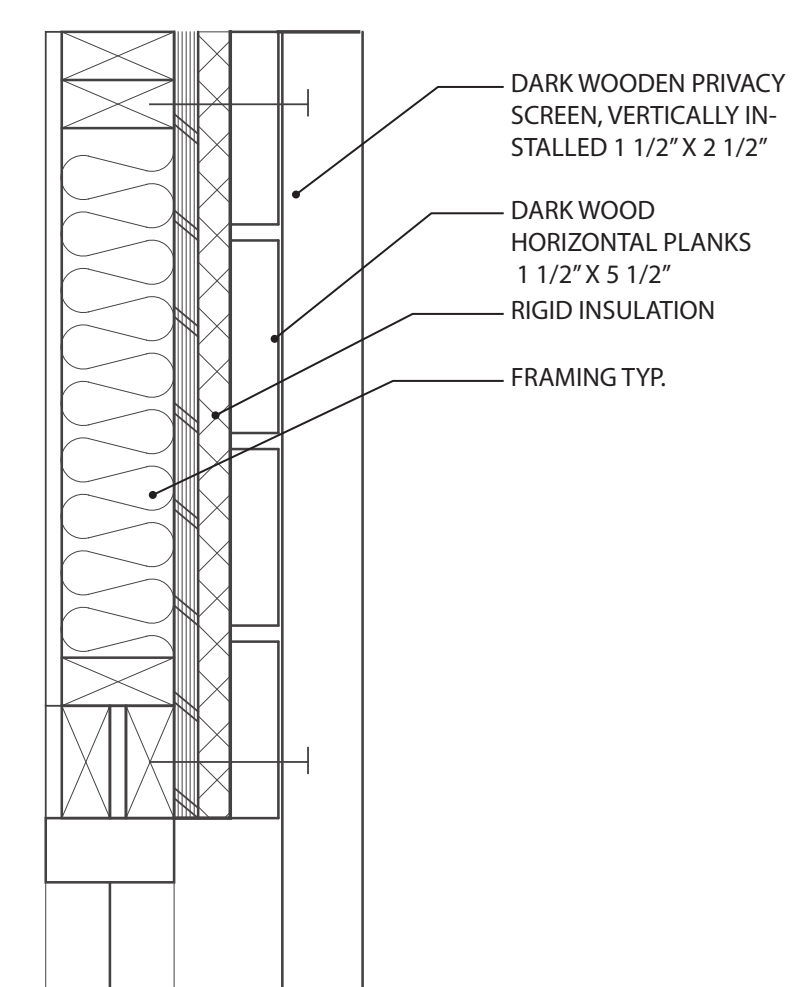
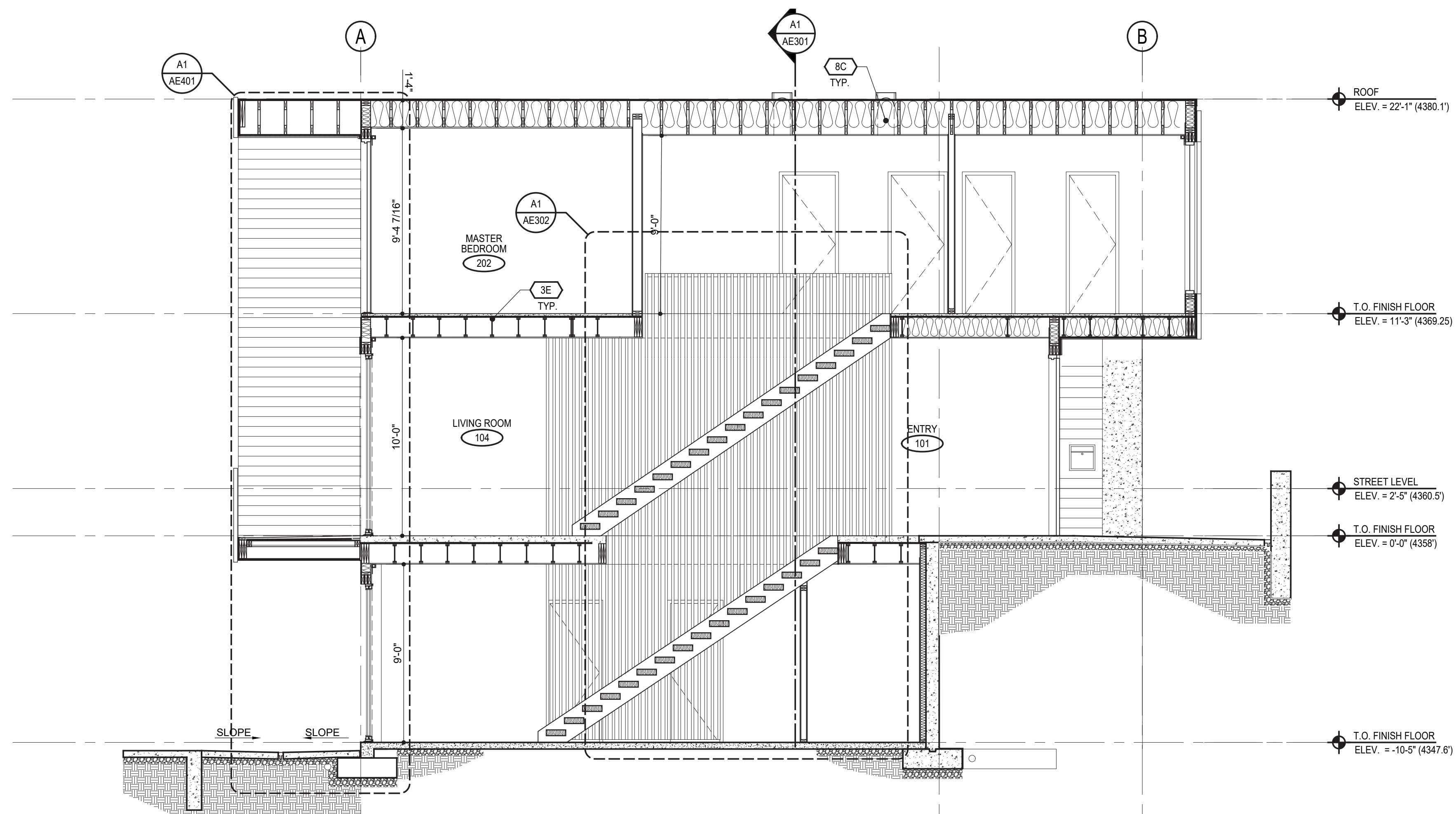
488 NORTH CENTER STREET



524 NORTH MAIN STREET

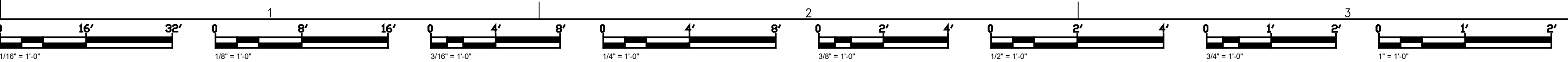
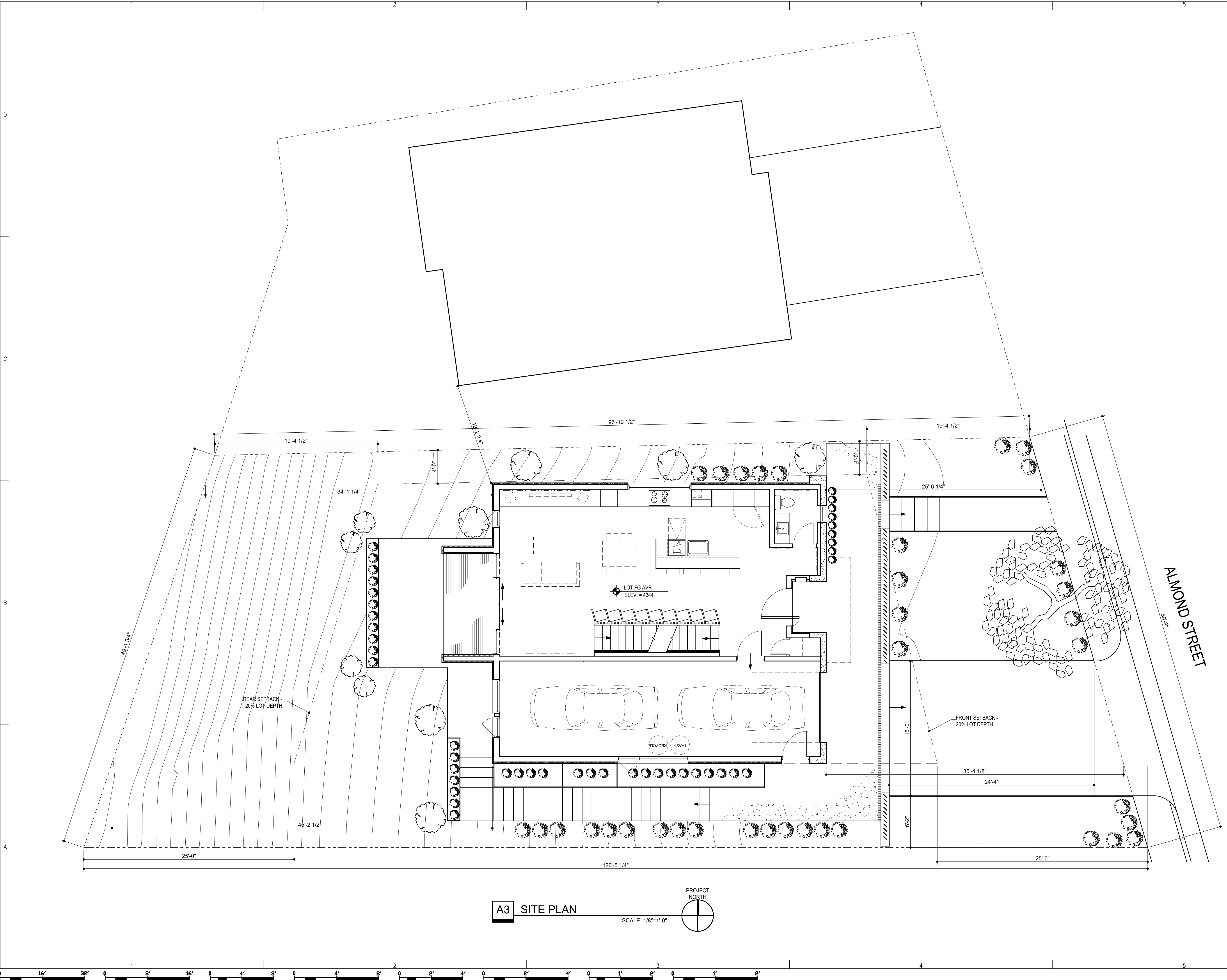


700 EAST 275 SOUTH



CLADDING DETAIL
NO SCALE





A3 SITE PLAN

BUTTERFIELD RESIDENCE
245 N. ALMOND STREET
 SALT LAKE CITY, UTAH
 DESIGN DEVELOPMENT

Revision #	Date

Axis Job # 2025
 Owner #
 Date 07/13/2021
 Drawn
 Checked

ARCHITECTURAL SITE PLAN

AS101

NOT FOR CONSTRUCTION



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 827 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
 P 801-535-3000

NOT FOR CONSTRUCTION

BUTTERFIELD RESIDENCE
245 N. ALMOND STREET
 SALT LAKE CITY, UTAH
 CONSTRUCTION DOCUMENTS

Revision #	Date

Axis Job # 2025
 Owner #
 Date 08/27/2021
 Drawn
 Checked

ELEVATIONS
 -
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AE202

ATTACHMENT E: RMF-45 ZONING STANDARDS

RMF-45 MODERATE/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:

Purpose Statement: The purpose of the RMF-45 Moderate/High Density Multi-Family Residential District is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty-five feet (45'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than forty-three (43) 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. Such uses are designed 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 Standards for RMF-45 Moderate/High Density Multi-family Residential District

Standard	Proposed	Finding
Minimum Lot Area Single-family Detached: 5,000 square feet	The property is approximately 5,291 square feet (.12 acre).	Complies
Minimum Lot Width: 50 feet	The property has a lot width of 50'9" at the property line. The width at the front yard setback is approximately 48'. It was part of a lot line adjustment, PLNSUB2019-00413, which made the lot more conforming.	Does not comply, but is more conforming as a result of PLNSUB2019-00413.
Maximum Building Height: 45 feet	The proposed dwelling will not exceed this height limit. The proposed height of the dwelling on the Almond Street elevation is 22'1" and the N. West Temple elevation is 30'11".	Complies
Front Yard Setback (Almond Street): Twenty percent (20%) of lot depth, but need not exceed twenty-five feet (25'). (20% = 19.2 feet on the north and 25.1 on the south)	25' 6"	Complies
Interior Side Setback: All other permitted and conditional uses: Ten feet (10') on each side.	4' on the north and 10' on the south	Does not comply, requested Special Exception
Front Yard Setback (N. West Temple, Double Frontage Lot): Twenty percent (20%) of lot depth, but need not exceed twenty-five feet (25'). (20% = 19.2 feet on the north and 25.1 on the south)	33' 10 1/2"	Complies
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area	29%	Complies

ATTACHMENT F: ANALYSIS OF STANDARDS & GUIDELINES

NEW CONSTRUCTION

H Historic Preservation Overlay District – Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure (21A.34.020.H)

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

Standard	Analysis	Finding
<p>1. Settlement Patterns and Neighborhood Character:</p> <p>a. Block and Street Patterns: The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character. Changes to the block and street pattern may be considered when advocated by an adopted City plan.</p> <p>b. Lot and Site Patterns: The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted City plan.</p> <p>c. The Public Realm: The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.</p> <p>d. Building Placement: Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing</p>	<p>The proposed dwelling preserves, reflects, and relates to the existing settlement pattern and neighborhood character.</p> <p>a. The proposed dwelling will not alter the existing block and street patterns.</p> <p>b. The proposed dwelling will be constructed on an existing lot that was subject of a recent lot line adjustment that made it more conforming. Sanborn maps show that a house previously existed in this location with a location and setback comparable to that proposed.</p> <p>c. As referenced above, the proposed dwelling will be constructed on an existing lot. The proposed yard depth and height of the principal elevation are consistent with other residences on the block face.</p> <p>d. The proposed dwelling will be placed with a setback and building depth that is compatible with the dwellings to the north.</p> <p>e. The main entrance of the proposed dwelling is oriented such that it faces the street. Similar to other houses on the street, a pathway will extend from the main entrance to the sidewalk.</p>	<p>Complies</p>

<p>buildings of that type constructed in the district or site's period of significance.</p> <p>e. Building Orientation: The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.</p>		
<p>2. Site Access, Parking, And Services:</p> <p>a. Site Access: The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.</p> <p>(1) Pedestrian: Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.</p> <p>(2) Vehicular: Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.</p> <p>b. Site And Building Services And Utilities: Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.</p>	<p>The site access, parking, and related services are located such that they are compatible with the neighborhood.</p> <p>a. Access to the site is similar to other properties in the neighborhood.</p> <p>(1) Pedestrian access to the main entrance will be provided from a pathway from a new sidewalk on Almond Street.</p> <p>(2) Vehicular access will be provided from Almond Street via a new curb cut.</p> <p>b. The HVAC systems will be located on the on the roof</p>	<p>Complies</p>
<p>3. Landscape And Lighting:</p> <p>a. Grading Of Land: The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.</p> <p>b. Landscape Structures: Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.</p> <p>c. Lighting: Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.</p>	<p>a. The site has a significant grade change of approximately 30 feet from its frontage on Almond to the rear on N. West Temple Street. Details not shown for grading, landscaping and lighting can be delegated to staff.</p> <p>b. The front wall topped with metal blades is 6'5" from the west and 4' tall from street level. The walls on the south side are terraced to minimize disturbance to the site.</p> <p>c. Exterior lighting can be administratively reviewed.</p>	<p>Complies</p>

<p>4. Building Form And Scale:</p> <p>a. Character Of The Street Block: The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.</p> <p>(1) Height: The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.</p> <p>(2) Width: The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face.</p> <p>(3) Massing: The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p> <p>(4) Roof Forms: The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p>	<p>The form and scale of the proposed dwelling is compatible with others on the block face in terms of its scale, composition, and modeling.</p> <p>(1) The height of the proposed dwelling is consistent with others on the block face. Its height increases with the change in grade of the site. This is consistent with the recently constructed dwellings to the north.</p> <p>(2) The block face has a mixed character with newer, attached dwellings, the rear of large condominium buildings, and two historic single-family dwellings. The proposed dwelling is wider than an individual unit in the recently constructed dwellings to the north; however, it is much narrower than the larger building where these dwellings are located. The proposed setbacks are consistent with setbacks for single-family houses in many districts. The two volumes proposed for the primary living area and the garage break up the façade of the dwelling in a scale compatible with the historic and newer construction.</p> <p>(3) The massing of the proposed dwelling is compatible with the others on the block face. The block façade has a mixed character and the shape, form, proportions, and size of window openings are compatible with the other, structures on the block face.</p> <p>(4) The flat roof is reflective of the flat roofs on the recently constructed attached dwellings to the north and the older, but out-of-period dwellings to the east. These are not historic structures, but are those immediately adjacent to the property and the proposal fits with the context.</p>	<p>Complies</p>
<p>5. Building Character:</p> <p>a. Facade Articulation And Proportion: The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of</p>	<p>The character of the proposed dwelling has appropriate architectural elements that reflect and respect the pattern and context. The features and articulation are similar to the adjacent, relatively recently constructed development.</p> <p>(1) The openings of the front façade relate to those on the surrounding dwellings. The pedestrian entry on the front façade is</p>	<p>Complies</p>

<p>similar dimension to those found elsewhere in the context, but have a depth of not less than twelve inches (12").</p> <p>(1) Rhythm Of Openings: The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p>(2) Proportion And Scale Of Openings: The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face.</p> <p>(3) Ratio Of Wall To Openings: Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p>(4) Balconies, Porches, And External Stairs: The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.</p>	<p>set back and 2.5 feet lower than the street grade. The entry is a cedar pivot door with side panels. This reflects the size and appearance of the entries on the dwelling to the north. The garage entry is a single car width, smaller than others on the block face and does not dominate the façade. The larger window on the second floor has a wood privacy screen and coupled with the vertically oriented window to the north, has openings that are reflective of the mixed character on the block face.</p> <p>(2) The openings relate to those on other residences on the block face, particularly the newer construction attached dwellings to the north and the out-of-period attached dwellings to the east.</p> <p>(3) The solid to void ratio on the front façade of the building is compatible with the surrounding context. The single car garage entry allows for additional variation on the façade with the pedestrian entry on the first floor and is screened by the fence and wall that provide additional visual interest.</p> <p>(4) The front entry is set back and down, 2'5" from street level which provides for separation from the narrow street. There is a wall with a metal blade fence that is 4' tall from street level that provides separation from the dwelling and public realm. In front of the residence, the wall is 6'5" tall and provides an entrance area, this height is one of the special exception requests. There is a second story balcony above the garage. On the east façade, this is screened by a boardform concrete wall extending 38" above the garage. On the south elevation, there is a wood privacy screen.</p>	
<p>6. Building Materials, Elements And Detailing:</p> <p>a. Materials: Building facades, other than windows and doors, incorporate no less than eighty percent (80%) durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found</p>	<p>The proposed building materials, elements, and details are appropriate for the proposed dwelling and reflect the setting and context.</p> <p>a. The board-form concrete, cementitious stucco, and powder coated metal comprise over 80% of the façade. Wood is also present around the doorway and as a screen on the second floor.</p> <p>b. No vinyl or aluminum siding is proposed.</p>	<p>Complies</p>

<p>elsewhere in the district and/or setting in terms of scale and character.</p> <p>b. Materials On Street-Facing Facades: The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.</p> <p>c. Windows: Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.</p> <p>d. Architectural Elements And Details: The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.</p>	<p>c. A cedar pivot door and side panels are proposed for the front entry. The proposed windows are fiberglass windows.</p> <p>d. The primary elevation of the proposed dwelling has architectural elements and detailing reflective of the newer construction prevalent on surrounding properties. This includes the flat roof, wood entry, and window proportions.</p>	
<p>7. Signage Location: Locations for signage are provided such that they are an integral part of the site and architectural design and are complementary to the principal structure.</p>	<p>No signage is being proposed.</p>	<p>Not applicable</p>

SPECIAL EXCEPTIONS

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

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

Standard	Analysis	Finding
<p>A. Compliance With Zoning Ordinance And District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.</p>	<p>The Zoning Ordinance indicates that the Historic Landmark Commission may grant modifications to bulk and lot regulations of the underlying zoning district where it is found that the underlying zoning would not be compatible with the historic district. As detailed in the Key Considerations, the modification to the side yard setback permits the single-family dwelling to have a setback the same as a single-family home in other zoning districts, including RMF-30 and RMF-35. This allows for a 4’ setback on the north, while maintaining the required 10’ setback on the south. This is less than the setbacks on the adjacent properties to the north and east;</p>	<p>Complies</p>

	however, these are multifamily and attached single-family units rather than a single-family home. At the closest point, the rear of the proposed dwelling would be approximately 12' from the rear of the existing dwelling to the north.	
B. No Substantial Impairment Of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.	There is no evidence indicating that the proposed reduction in setback or increase in fence height will substantially diminish or impair property values. As detailed in the Key Considerations, the proposed side yard setback is consistent with the required side yard setback for single-family homes in other, generally more restrictive, zoning districts. The proposed front yard wall and fence height as visible from street level and the right-of-way would be 4' tall as permitted in 21A.40.120.E.1.a.	Complies
C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.	The proposed exceptions are detailed in the Key Considerations. The proposed modification to the side yard setback is consistent with what is permitted for single-family residences in other, generally more restrictive, zoning districts. The proposed modifications for the wall and fence will not create adverse impacts to public health, safety and general welfare.	Complies
D. Compatible With Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.	As detailed in the Key Considerations, the proposed exception for the side yard setback is consistent with the required setback for single-family dwellings in other, generally more restrictive, zoning districts. The reduced setback is less than on the adjacent properties to the north and east. However, these are multifamily and single-family attached units and a greater setback is generally required. The special exception for the front yard fence is compatible since the fence is setback approximately 18' from the property line and it will appear 4' tall from street level.	Complies
E. No Destruction Of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.	The proposed special exception requests will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.	Complies
F. No Material Pollution Of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.	There is no evidence that the proposal would cause material pollution of the environment.	Complies
G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.	The proposal complies with the standards of the underlying zoning district and historic preservation overlay district.	Complies

ATTACHMENT G: APPLICABLE DESIGN GUIDELINES

A Preservation Handbook for Historic Residential Properties and District in Salt Lake City provides guidance and advice on ways to meet the design standards in the zoning ordinance, and Part II, Chapter 12: New Construction includes the relevant historic guidelines for this application and are identified below for the Commissions' reference:

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City ([Chapter 12 - New Construction](#) and [Chapter 14: Capitol Hill](#)) provide the appropriate historic design guidelines for this review. The guidelines that are most relevant to the proposed project have been listed below for the Commissioners' reference:

SITE DESIGN GUIDELINES

Street and Block Patterns

12.1 The plan of alleys and streets in a historic district is essential to its historic character and should be preserved.

12.2 The role of the street pattern, including the layout of the individual block, as a unifying framework and setting for a variety of lot sizes and architecture, should be retained.

Building Placement and Orientation

12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.

12.4 The front and the entrance of a primary structure should orient to the street.

BUILDING SCALE GUIDELINES

Mass & Scale

12.5 A new building should be designed to reinforce a sense of human scale.

12.6 A new building should appear similar in scale to the established scale of the current street block.

12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.

12.8 A front facade should be similar in scale to those seen traditionally in the block.

Height

12.9 Building heights should appear similar to those found historically in the district.

Width

12.11 A new building should appear similar in width to that established by nearby historic buildings.

Solid to Void Ratio

12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.

BUILDING FORM GUIDELINES

Form and Visual Emphasis

12.13 Building forms should be similar to those seen traditionally on the block.

12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.

Proportion and Emphasis of Building Façade Elements

12.15 Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.

Rhythm & Spacing of Windows & Doors

12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.

BUILDING MATERIALS AND DETAILS

Materials

12.17 Use building materials that contribute to the traditional sense of human scale of the setting.

12.18 Materials should have a proven durability for the regional climate and the situation and aspect of the building.

12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.

Windows

12.20 Windows with vertical emphasis are encouraged.

12.21 Window reveals should be a characteristic of most masonry facades.

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

Architectural Elements & Details

12.23 Building components should reflect the size, depth and shape of those found historically along the street.

12.24 Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.

12.25 Contemporary interpretations of traditional details are encouraged.

12.26 The replication of historic styles is generally discouraged.

CAPITOL HILL HISTORIC DISTRICT

Street Pattern

14.1 The traditional rectilinear grid pattern of streets found on the western edge of the district should be maintained.

14.2 The angular, irregular street pattern found in the Marmalade portion of the district should be Maintained

14.3 A new driveway, as well as any street improvements, should be arranged so that they continue the respective street pattern.

Orientation

14.4 The traditional setback and alignment of buildings to the street, as established by traditional street patterns, should be maintained.

14.5 The side yard setbacks of a new structure, or an addition, should be similar to those seen traditionally in the subdistrict or block.

14.6 The front of a primary structure should be oriented to the street.

Fences & Retaining Walls

14.7 Original or early retaining walls and fences should be retained wherever possible.

Building Form

14.8 A new building should be designed to be similar in scale to those seen historically in the neighborhood.

14.9 A new building should be designed with a primary form that is similar to those seen historically.

Building Materials

14.10 Building materials that are similar to those used historically should be used.

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

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

- Notices mailed on September 30, 2021
- Property posted on September 30, 2021.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on September 30, 2021.

Public Comment:

As of publication of this report, staff received one email that is attached.

From: [Mills, Wayne](#)
To: [Javoronok, Sara](#)
Subject: FW: (EXTERNAL) Case number PLNHLC2021-00723
Date: Tuesday, October 5, 2021 1:10:33 PM

Hi Sara-

Not sure if you saw this. Aubrey already responded saying that the comments will be forwarded to the HLC.

WAYNE MILLS

Planning Manager
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7282
FAX 801-535-6174

www.slc.gov/planning

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.

From: Paul S. <[REDACTED]>
Sent: Tuesday, October 5, 2021 12:33 PM
To: Historic Landmark Comments <historiclandmarks.comments@slcgov.com>
Subject: (EXTERNAL) Case number PLNHLC2021-00723

We live on the east side of and directly across from the property involved. We would NOT like a fence over 4 feet anywhere on the property's east side (our west side).

Thank you,

PAUL & LYNETTE SHARP
245 N. Vine St. #104
SLC, UT 84103

ATTACHMENT I: CITY COMMENTS

Planning, Sara Javoronok, sara.javoronok@slcgov.com

- Submit Special Exception application through the Citizen Access Portal.
- Location of wall and driveway on page 5 of the HLC presentation is unclear.
- Remove cars in driveway (front yard parking) from the plan set.
- The north elevation has large, blank areas that will be visible from the right-of-way. Since additional windows on the north elevation would be difficult to add with the existing floor plan, consider additional variation in the materials or pattern.

Public Utilities, Jason Draper, jason.draper@slcgov.com

We will need to review under the building permit process. They may need to extend the water main in Almond Street for this project. Drainage will need to be managed onsite and not drain across neighboring properties. The property does not currently have water or sewer service.

Engineering, Scott Weiler, scott.weiler@slcgov.com

Engineering has no comment.

Fire, Doug Bateman, douglas.bateman@slcgov.com

Fire hydrant shall be located within 600-feet of all ground level exterior walls. Measurements are following the drive route, and in straight lines and right angles.

Transportation, Michael Barry, michael.barry@slcgov.com

The tandem parking in the garage is sufficient. The existing sidewalk and curb and gutter in front of the property appears to be in disrepair. The applicant should repair the sidewalk and c&g as needed. please let me know if you have any questions.