



# Memorandum

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Salt Lake City Historic Landmark Commission

From: Nelson Knight, Senior Planner  
801-535-7758 or nelson.knight@slcgov.com

Date: April 7, 2022

Re: **PLNHLC2021-01074 Madeleine Choir School Field House - New Construction**

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**PROPERTY ADDRESS:** 67 N B Street

**PARCEL ID:** 09-31-382-002-2000 (All of Block 16, Plat "D" Salt Lake City Survey)

**MASTER PLAN:** Avenues

**LOCAL HISTORIC DISTRICT:** Avenues and SLC Landmark Site

**ZONING DISTRICT:** I – Institutional Zoning District

## **REQUEST:**

The Madeleine Choir School, represented by Sparano & Mooney Architects, is requesting a Certificate of Appropriateness for New Construction of a Principal Building from the Historic Landmark Commission to build a new two-story field house building on their campus at approximately 67 North B Street. The building would be located on vacant portions of the site currently used for playfields associated with the campus. The proposed new construction has frontage on B Street and 2nd Avenue. No existing buildings on the campus would be altered with this new construction proposal. As part of the new construction approval, the applicants are requesting the following:

1. Exceed the 35-foot maximum height in the I (Institutional) zoning district by approximately 3 feet, 6 inches to accommodate a safety screen for a roof-top play area.
2. Reduction of the required 20 foot front yard setback to zero feet to accommodate ADA parking where a parking lot currently exists on 2nd Avenue.

The HLC tabled this case at their April 7, 2022 meeting to allow Planning Staff additional time to analyze aspects of the proposal. The school is listed as a landmark site on the SLC Register of Cultural Resources and is also in the Avenues Historic District.

## **RECOMMENDATION:**

Based on the analysis and findings outlined in this memo and the previous staff report dated April 7, 2022, it is Staff's opinion that the proposed New Construction request substantially meets the applicable standards of approval and the associated design guidelines for new construction. Therefore, Staff recommends that the Historic Landmark Commission approve the request for a Certificate of Appropriateness (CoA) and requested modifications to maximum

building height and reduced front yard setback with the condition that final design details are delegated to Planning Staff.

**ATTACHMENTS:**

- A. [Vicinity Map](#)
- B. [Revised Applicant Submittal Package, including the following updated items:](#)
  - a. Updated Parking Analysis & Calculations (Page 3)
  - b. Site Plan Detail at 2<sup>nd</sup> Avenue Entrance (Page 7)
  - c. Roof Screen Concept Image (Page 11)
  - d. Window Details & Sections; Material Details (Page 15)
- C. [Property & Vicinity Photos](#)
- D. [Revised I – Institutional Zoning Standards](#)
- E. [Revised Design Standards for New Construction and Associated Design Guidelines](#)
- F. [Department Comments](#)
- G. [Public Process and Comments Received Since April 7, 2022 Public Hearing](#)
- H. **Link to Online Copy:** [April 7, 2022 Staff Report & Attachments](#)
- I. [Draft April 7, 2022, Minutes](#)
- J. [Historic Information – National Register Nomination](#)

**PROJECT UPDATES SINCE APRIL MEETING**

The HLC tabled this case at their April 7, 2022, meeting to allow Planning Staff additional time to review new information submitted by the applicant and analyze aspects of the proposal. Items requiring additional analysis included:

1. Determination if the proposed design meets the base standards of the I – Institutional Zone and if any standards require relief from the Historic Landmark Commission.
2. A detailed review of the 2<sup>nd</sup> Avenue entrance. The refined proposal includes one accessible parking stall at the entrance.
3. Additional detail on the proposed rooftop safety screen, including specifics on the material proposed as well as the height of the screen.
4. Additional analysis of fenestration, window details and profiles, particularly on the east and west elevations
5. Additional detail on materials
6. Clarification of required and shared off-site parking requirements

After further review of the new information submitted by the applicant, the following modifications are being requested through the New Construction process:

- A reduction of the 20-foot front yard setback to zero feet to accommodate an ADA parking space.
- Staff determined that the proposed design exceeds the 35-foot maximum height in the I (Institutional) zoning district by approximately 3 feet, 6 inches to accommodate an eight foot safety screen. The applicants have requested relief from this requirement.

It should be noted that with the exception of the increased height of the rooftop safety screen (from 4’-6” to 8’-0”), no aspects of the proposed design were altered and it remains the same as presented at the April 7 public hearing.

The HLC does have the authority to review and approve certain modifications to dimensional standards for properties located within an H Historic Preservation Overlay District where it is

found that the proposal complies with the applicable standards identified in section [21A.34.020](#) and is compatible with the surrounding historic structures.

Staff has identified the following key considerations to clarify each of these items.

**KEY CONSIDERATIONS:**

**1. 2<sup>nd</sup> Avenue Entrance –**

This entrance is intended to be the primary entrance to the school’s Early Childhood Center, which is currently housed principally in St. Nicholas Hall, at the southwest corner of 2<sup>nd</sup> Avenue and B Street. The additional classroom space in this building would not result in an increase in student enrollment.



Figure 1 - 2nd Avenue Entrance

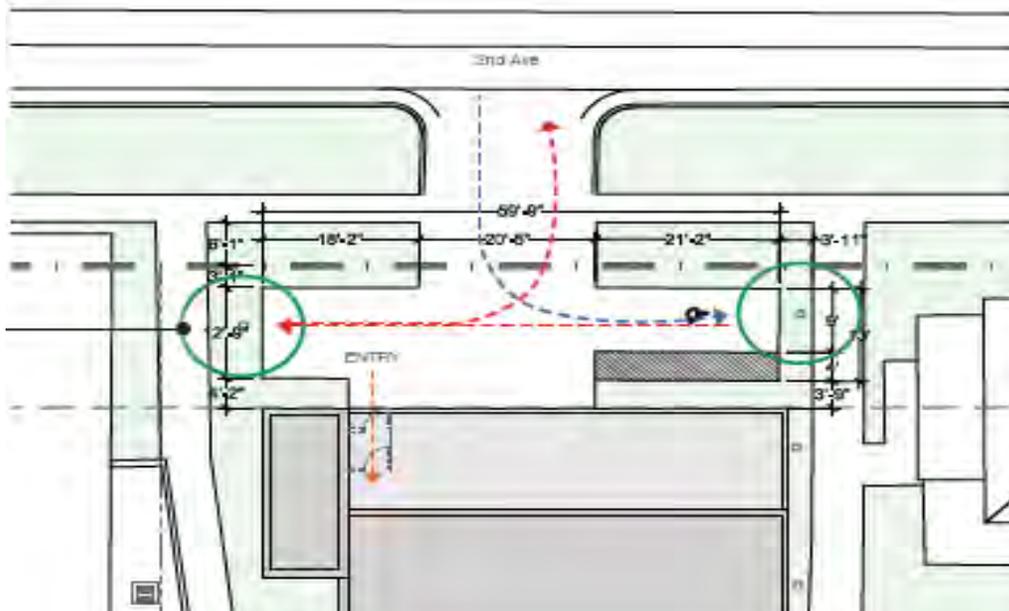


Figure 2 - 2nd Avenue Entrance Design with Accessible Parking Stall

As initially proposed, the entrance lacked detail on its intended function and specific dimensions for any proposed parking. The applicants have clarified these aspects, as seen in Figure 2. Kevin

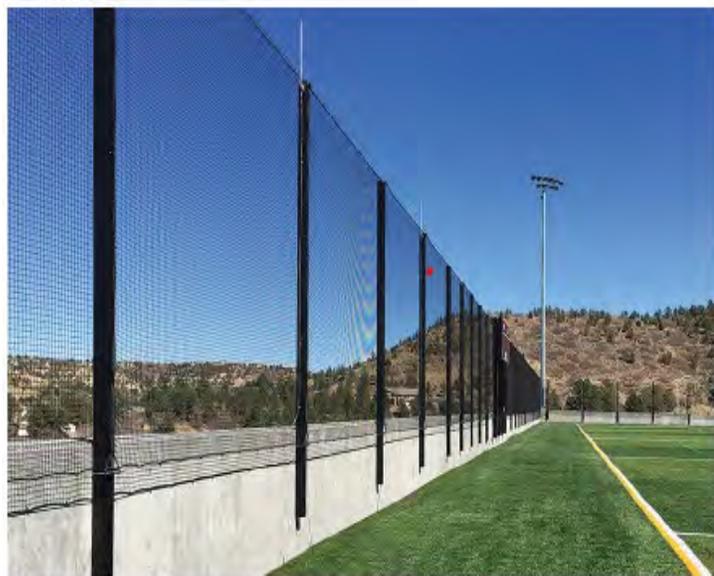
Young from the city's Transportation Division reviewed the proposal now under consideration and determined that the inclusion of one accessible parking stall at this entrance would meet dimensional standards ([See Attachment F – City Comments](#)).

However, the proposed design would utilize space within the required 20-foot yard setback. Front yard parking is not permitted within the I institutional zoning district and therefore, a modification is being requested to reduce the front yard setback to zero to accommodate the proposed ADA parking space. The I zone also requires the front yard to have at least 1/3 of the yard covered by vegetation. This standard would not apply with the request to reduce the front yard to zero, but it should be noted. The existing parking lot at this location also encroaches into the yard setback. Staff located a 1986 special exception approval for parking in this encroachment from the city's Board of Adjustment. In Staff's opinion, continuing to provide an accessible stall in this location is a desirable and necessary use. The current curb cut and driveway are sufficient for this limited use and would not require modification. The space will not function as a drop-off for parents and its primary use will be as a queuing area for the 2<sup>nd</sup> Avenue entrance. In addition, a continuation of this existing yard encroachment will allow the north facade of the building to be constructed to the 20-foot setback line. Staff will work with the applicants on the final design to include permeable pavers and appropriate landscaping in this area. Existing landscaping includes two trees that will be retained.

## 2. Rooftop Play Area and Safety Screen –

An artificial turf play area with a surrounding safety screen has been proposed for the roof of the building since the HLC held a work session to discuss the original design in January, 2022. This type of roof structure is calculated as part of the overall building height. There is no provision in the zoning ordinance to allow additional height for the safety screen structure, in contrast to screened mechanical equipment and stair/elevator towers, which have liberal allowances over the base height allowed in a particular zone.

The edge of the building would have a 42 inch parapet on all sides. In the initial proposal presented on April 7, 2022 the play area was to be surrounded by a 4'-6" protective barrier set back at least 10 feet from the building edge. Since the last HLC hearing, the applicants and Staff have discussed the design and materials for the safety screen, and the applicants have revised the proposed height of the safety screen to eight feet for safety purposes. The proposed height requires relief from the 35 foot height limit by approximately 3 feet, 6 inches. The HLC has the authority to allow this additional height if the proposal meets the standards in 21A.34.020 and is compatible with surrounding historic structures



*Figure 3 – Example of Nylon Netting and Posts Proposed for Roof Play Area. The example is much taller than proposed in this case.*

The proposed material of the safety screen is nylon netting. A similar use is pictured here, which shows a taller screen with the same material on the grounds of Judge Memorial Catholic High

School on 1100 East. Considering the setback and the relatively transparent quality of the netting material, Staff has found that the request for increased height will not have a detrimental visual impact on the streetscape, meets the standards of 21A.34.020, and is appropriate.

### **3. Windows and Fenestration –**

Staff requested clarification on the window and door system proposed for the building, as well as further discussion regarding the lack of windows on the west facade of the building.

The Applicants propose a metal storefront system for windows and doors on the building. Configurations are shown on the elevations included with the applicants' submittal, and details may be found on Page 15 of [the submittal](#). Staff finds that the proposed windows are compatible in size, proportions, profiles and configuration with the building's institutional design and abstract style. The same framing system is proposed for the colored clerestory glazing surrounding the gymnasium wing. This additional detail does not change Staff's initial findings in the April 7, 2022 staff report.

Windows are not proposed on the west facade for two reasons. The first is related to building code requirements for an adjacent emergency exit for Erbin Hall, the school's historic main building that sits approximately 12 feet west of the proposed west wall location. Building Code does not allow window openings within ten feet of this exit. While code would allow windows elsewhere on the facade, the applicants have chosen to omit any windows from this elevation. Any windows would not be very visible given the narrow distance between the buildings, and any windows would look across this narrow gap to windows on the east face of Erbin Hall.

### **4. Materials and Design Details –**

Similarly to the window details discussed above, Staff requested additional detail regarding the primary exterior wall materials. The details are also found on Page 15 of the [applicants' design submittal](#). These drawings show more specifics on brick module dimensions and finishes, including the variation proposed for the grey vertically stacked brick veneer laid in an alternating vertical pattern of smooth and textured finishes. Glass fiber reinforced concrete panels with the same color scheme as the multicolored glazing would be used at the base of the north (Second Avenue) facade as well as a portion of the east facade not visible from B Street.

Staff finds no reason to change our initial findings regarding materials and wall planes in the April 7, 2022 staff report and recommends approval of the materials.

### **5. Clarification of Parking Requirements –**

Staff consulted with the Transportation Division on the applicants' parking calculations and off-site/shared parking proposal. Notes are included in the department comments ([Attachment F](#)) and the applicants' revised parking calculations are found on Page 3 of their submittal. The proposal meets the city's requirements for off-site and shared parking as outlined in city ordinance.

### **SUMMARY STAFF RECOMMENDATION:**

In summary, it is Staff's opinion that the proposed New Construction request substantially meets the standards of approval for construction of a new principal building in a historic district, or landmark site (21A.34.020.H), and the associated design guidelines for new construction. Staff's full analysis is found in Attachments [D \(Zoning Standards\)](#) and [E \(New Construction Design Standards\)](#).

The significant missing or conflicting details that prompted the HLC to table this proposal at their last meeting have been addressed. Further analysis determined that the project as proposed at that meeting requires relief from two requirements of the base Institutional Zoning District by the Historic Landmark Commission.

We recommend that the Commission approve the request for a Certificate of Appropriateness (CoA) and requested modifications to maximum building height and reduced front yard setback with the condition that final design details are delegated to Planning Staff.

**NEXT STEPS:**

**Approval of the Request**

If the Commission approves the request, Staff will issue a Certificate of Appropriateness.

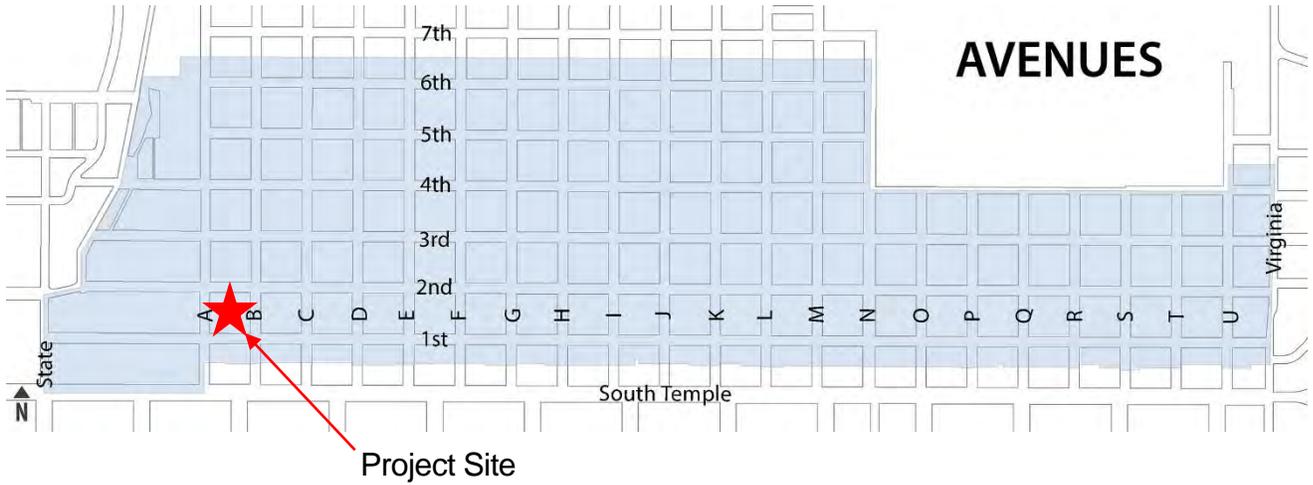
The applicants expect that construction will not begin immediately after approval because additional funding needs to be secured. The school's use of the gymnasium/cultural hall in the nearby LDS church building will end after the 2023-2024 school year. The Commission's approval is good for one year, and the applicant could request an extension from the HLC 30 days prior to expiration of the approval if building permits have not been submitted by this time

**Denial of the Request**

If the Commission finds that the project as proposed does not substantially meet the required standards of approval, it may deny the CoA request. The applicants would then be required to submit a new application for new construction and begin the review process anew. That would include an additional 45 day early public notification period prior to returning to the HLC.

If the Commission chooses to move toward denial and any remaining details are not insurmountable, Staff recommends that the HLC table the CoA request for a future meeting. This would allow the applicants to further revise the design with changes needed to secure approval. In that case, the applicants would not be required to file a new petition or begin a new review process.

# ATTACHMENT A: Vicinity Map



# **ATTACHMENT B: Applicant Submittal**

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- *Revised and Updated – May 5, 2022*
  - a. [Updated Parking Analysis & Calculations \(Page 3\)](#)
  - b. [Site Plan Detail at 2<sup>nd</sup> Avenue Entrance \(Page 7\)](#)
  - c. [Roof Screen Concept Image \(Page 11\)](#)
  - d. [Window Details & Sections; Material Details \(Page 15\)](#)

Madeleine Choir School  
Field House + Classrooms  
HISTORIC LANDMARK COMMISSION - SALT LAKE CITY, UT

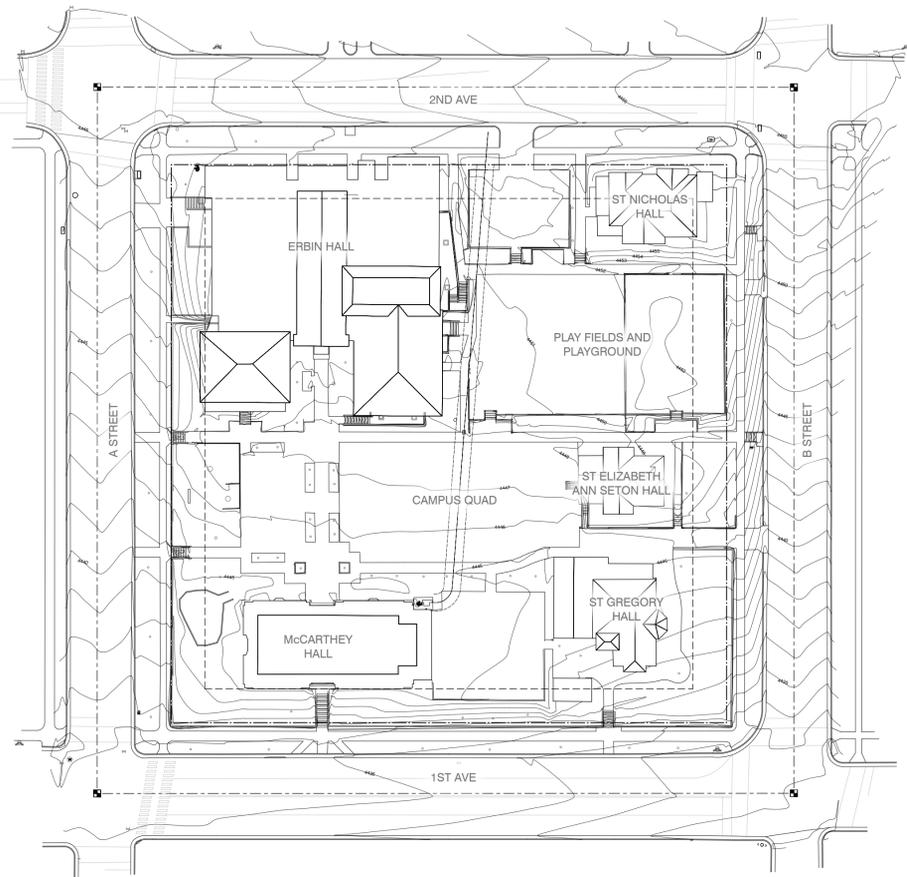


APRIL 2022

SPARANO+MOONEY  
ARCHITECTURE



# EXISTING History and Current Condition



SCALE: 1" = 50'-0"

EXISTING SITE PLAN



ST NICHOLAS HALL / B STREET AND 2ND AVE



ST ELIZABETH ANN SETON HALL / B STREET



ST GREGORY HALL / B STREET



PLAY FIELDS / ST NICHOLAS HALL



PLAY FIELDS / ST ELIZABETH ANN SETON HALL



QUAD / ERBIN HALL



ERBIN HALL SOUTH ENTRY



ERBIN HALL NORTH ENTRY



McCARTHEY HALL NORTH ENTRY

**MADELEINE CHOIR SCHOOL FIELDHOUSE**  
205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

**SPARANO + MOONEY ARCHITECTURE**

Madeline Choir School Field House  
HLC Public Hearing 5/5/2022

**TABLE 21A.44.030**

**SCHEDULE OF MINIMUM OFF STREET PARKING REQUIREMENTS**

**PARKING REQUIRED (MADELEINE CHOIR SCHOOL):**

SALT LAKE CITY ZONING TABLE 21A.44.030

REQ PARKING FOR SCHOOL: 12 STALLS CURRENTLY ON SITE (TO BE REMOVED & REPLACED IN A ST. PARKING LOTS.

AUDITORIUM; ACCESSORY TO SCHOOL: 1 PARKING SPACE FOR EACH (5) SEATS IN THE MAIN AUDITORIUM OR ASSEMBLY HALL:

TOTAL SEATS: (4) ROWS OF BLEACHERS @ 73' / ROW = 195 SEATS

TOTAL REQUIRED: 195 / 5 = 39 STALLS

**TOTAL REQUIRED: 12 STALLS + 39 STALLS = 51 STALLS**

**MADELEINE CHOIR SCHOOL**

PARKING PROVIDED:

87 GENERAL SPOTS AND 6 ACCESSIBLE STALLS BETWEEN TWO LOTS ALONG A STREET

**TABLE 21A.44.030**

**SCHEDULE OF MINIMUM OFF STREET PARKING REQUIREMENTS**

**PARKING REQUIRED (LDS CHURCH):**

SALT LAKE CITY ZONING TABLE 21A.44.030

PLACES OF WORSHIP: (1) SPACE PER 1,000 SF OF SEATING OR CONGREGATION AREA

SF OF CHAPEL: 7,752 SF

TOTAL REQUIRED: 7,752 / 1,000 = 8 STALLS

**NOTE: THERE IS NO AUDITORIUM WITH FIXED SEATING IN THE LDS CHURCH. THESE CALCULATIONS ASSUME CHAPEL + OVERFLOW ARE BEING USED.**

**TABLE 21A.44.040B**

**SCHEDULE OF SHARED PARKING**

General Land Use Classification	Weekdays			Weekends		
	Midnight - 7:00 A.M.	7:00 A.M. - 6:00 P.M.	6:00 P.M. - Midnight	Midnight - 7:00 A.M.	7:00 A.M. - 6:00 P.M.	6:00 P.M. - Midnight
Place of worship	0%	30%	50%	0%	100%	75%
<b>LDS CHURCH</b>	<b>0 STALLS</b>	<b>3 STALLS</b>	<b>4 STALLS</b>	<b>0 STALLS</b>	<b>8 STALLS</b>	<b>6 STALLS</b>
Schools, elementary and secondary	5%	100%	75%	0%	25%	10%
<b>MADELEINE CHOIR SCHOOL</b>	<b>3 STALLS</b>	<b>51 STALLS</b>	<b>39 STALLS</b>	<b>0 STALLS</b>	<b>13 STALLS</b>	<b>6 STALLS</b>
<b>SHARED PARKING</b>	<b>3 STALLS</b>	<b>54 STALLS</b>	<b>43 STALLS</b>	<b>0 STALLS</b>	<b>21 STALLS</b>	<b>12 STALLS</b>
<b>TOTAL REQUIRED</b>	<b>3 STALLS</b>	<b>54 STALLS</b>	<b>43 STALLS</b>	<b>0 STALLS</b>	<b>21 STALLS</b>	<b>12 STALLS</b>

**TABLE 21A.44.020**

**NUMBER OF ACCESSIBLE SPACES**

Required Minimum Total In Parking Lot Spaces	Number Of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4



**MADELEINE CHOIR SCHOOL FIELDHOUSE**  
205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

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Madeleine Choir School Field House  
HLC Public Hearing 5/5/2022

VICINITY PLAN

# EXISTING History and Current Condition

**SUBJECT PROPERTY**  
205 FIRST AVENUE  
SALT LAKE CITY, UT 84103

## Building Site and Scale Guidelines

13.1 The traditional historic development pattern should be recognized and maintained in new development.

**RESPONSE:** The proposed structure is situated on its site in a manner that allows building facades to be oriented toward 2nd Avenue and B Street. Existing front yard setbacks and spacing of side yards and access are reflected in the proposal. The building entrance to be oriented toward 2nd Avenue to the North and from the internal campus quad from the South.

13.5: The height of a new building design should reflect the established building scale of the setting and area.

**RESPONSE:** The surrounding context consists of 3 and 4 floor apartments and condos. The proposed structure provides 2 floors and roof deck that reflects the established building scale of the setting and area. Please also refer to the figure ground study demonstrating the compatibility of the building scale within the neighborhood context.



1. GRAYLYN APARTMENTS BLDG. HEIGHT: 40'



2. AVENUE VIEW APARTMENTS BLDG. HEIGHT: 38'



3. CAITHNESS CONDOS BLDG. HEIGHT: 32'



4. APARTMENTS ON B ST BLDG. HEIGHT: 30'



5. WILSHIRE ARMS BLDG. HEIGHT: 48'



6. CATHEDRAL OF THE MADELEINE BLDG. HEIGHT: 220'

SITE CONTEXT MAP

SPARANO+MOONEY  
ARCHITECTURE



**MADELEINE CHOIR SCHOOL FIELDHOUSE**  
205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

SPARANO + MOONEY ARCHITECTURE

Madeleine Choir School Field House  
HLC Public Hearing 5/5/2022

# EXISTING History and Current Condition

## Building Form Guidelines

13.2 Historic street patterns should be maintained.

RESPONSE: The proposed structure is located on the site in a manner consistent with the spatial rhythm of the street and neighborhood. Historic alley/access network patterns and widths are preserved.

13.6: The Massing characteristics of the new area should form the basis for the scale of new development.

RESPONSE: The massing of the building is partially determined by the program requirements and also considers the characteristics of the area as the basis the proposed structure. The massing is broken up and stepped down on the North and South sides to create a rhythm connecting the building to its context and providing a similar width and scale to other structures found along the street.



SCALE: 1"=80'-0"

STREET AND BLOCK PATTERN

MADELEINE CHOIR SCHOOL FIELDHOUSE  
205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

SPARANO + MOONEY ARCHITECTURE

Madeleine Choir School Field House  
HLC Public Hearing 5/5/2022

# Site Design Guidelines

## BASE ZONING ORDINANCE STANDARDS

ZONING: I: INSTITUTIONAL (21A.32.080)

### STANDARDS:

MINIMUM LOT AREA: 20,000 SF  
 MAXIMUM LOT AREA: N/A  
 MINIMUM LOT WIDTH: 100 FT  
 MAXIMUM BUILDING COVERAGE: 60%  
 FRONT YARD SETBACK: 20 FT  
 REAR YARD SETBACK: 25 FT  
 INTERIOR SIDE YARD SETBACK: 20FT  
 MAXIMUM BUILDING HEIGHT: 35 FT  
 MAXIMUM WALL HEIGHT: N/A  
 REQUIRED LANDSCAPE YARDS: 20 FT  
 LANDSCAPE BUFFER: N/A

### PROPOSED:

MINIMUM LOT AREA: 108,900 SF  
 MAXIMUM LOT AREA: N/A  
 MINIMUM LOT WIDTH: 330.27'  
 MAXIMUM BUILDING COVERAGE: 41%  
 FRONT YARD SETBACK: 20 FT  
 REAR YARD SETBACK: 180 FT  
 INTERIOR SIDE YARD SETBACK: 20FT  
 MAXIMUM BUILDING HEIGHT: 34 FT  
 MAXIMUM WALL HEIGHT: N/A  
 REQUIRED LANDSCAPE YARDS: 20 FT  
 LANDSCAPE BUFFER: N/A

### COMPLIES (Y/N)

Y  
 Y  
 Y  
 Y  
 Y  
 Y  
 Y  
 Y  
 Y  
 Y

### MAX BLDG COV'G CALCULATIONS:

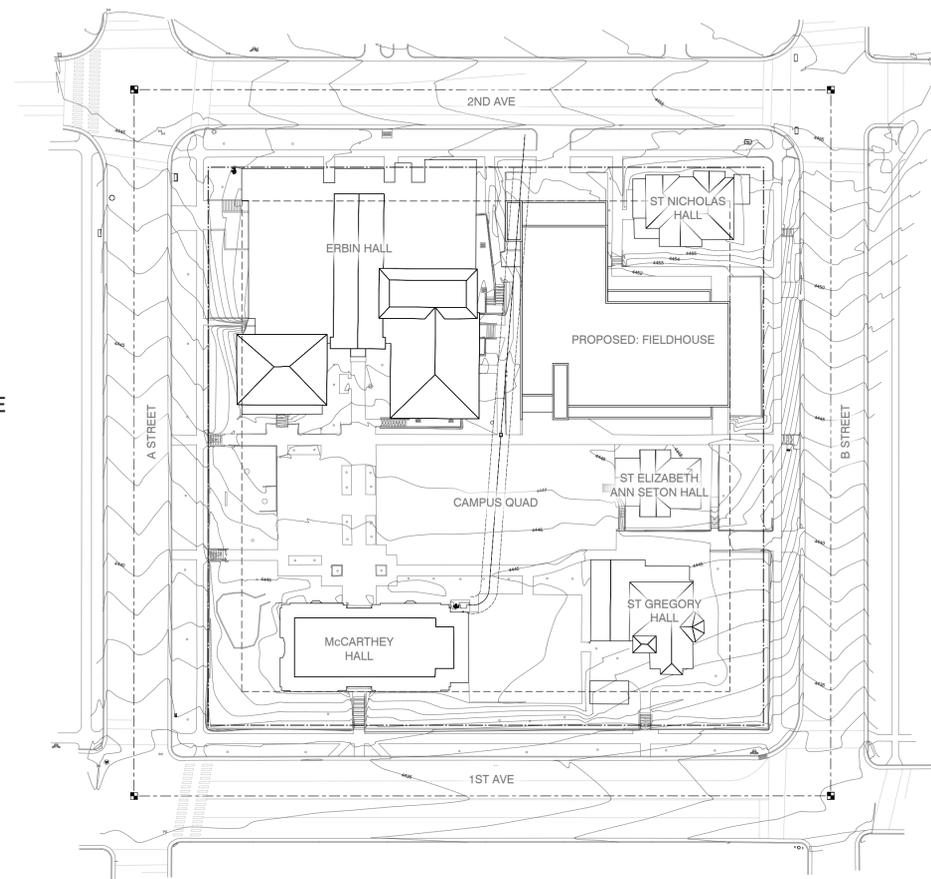
MAX: 60%  
 $108,900 \times .60 = 65,340$  SF MAX ALLOWED  
 32,851 SF CURRENT BUILDINGS AREA = (30%)  
 $32,851 \text{ SF} + 12,189 \text{ (NEW)} = 45,040 \text{ SF}$   
 = **(41%)**

### OPEN SPACE CALCULATIONS:

21A.32.080 INSTITUTIONAL DISTRICT: E. MIN OPEN SPACE AREA SHALL NOT BE LESS THAN 40% OF LOT AREA

TOTAL LOT AREA: 108,900 SF

$108,900 \times .40 = 43,560$  SF OPEN SPACE REQ'D  
 32,851 SF CURRENT BUILDINGS AREA = 76,049 SF (70%)  
 $32,851 \text{ SF} + 12,189 \text{ (NEW)} = 45,040 \text{ SF}$   
 = **63,860 PROPOSED (59%)**

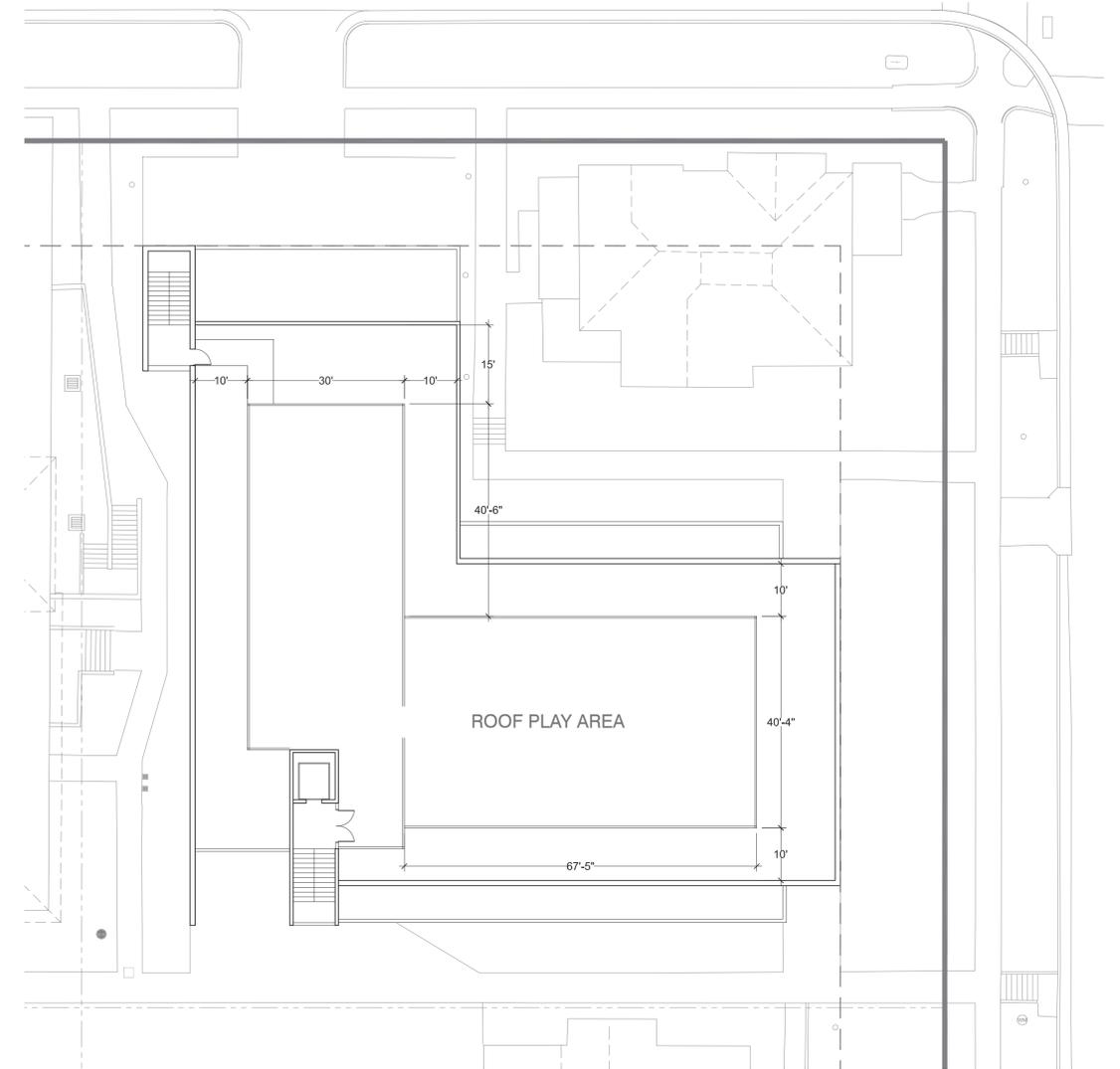


SCALE: 1"=50'-0"

SITE PLAN

## BUILDING CODE SUMMARY (V-B SPRINKLERED)

CODE REVIEW:	BASED ON THE 2018 IBC
BUILDING USE:	GYMNASIUM AND CLASSROOM
OCCUPANCY CLASSIFICATION:	E (IBC SECTION 305)
CONSTRUCTION TYPE:	VB
FULLY SPRINKLERED:	YES
OCCUPIED ROOF:	YES (SEE IBC 503.1.4)
ALLOWABLE BLDG HEIGHT:	60' (IBC TABLE 504.3) 35' ALLOWED
ALLOWABLE # OF STORIES:	2 (IBC TABLE 504.4)
ALLOWABLE AREA:	38,000 SF (506.2) 12,600 SF PROPOSED
FIRE RATING REQ:	NO RATINGS REQ'D VB (TABLE 601)



SCALE: 1/16"=1'-0"

ROOF PLAN

**MADELEINE CHOIR SCHOOL FIELDHOUSE**  
 205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

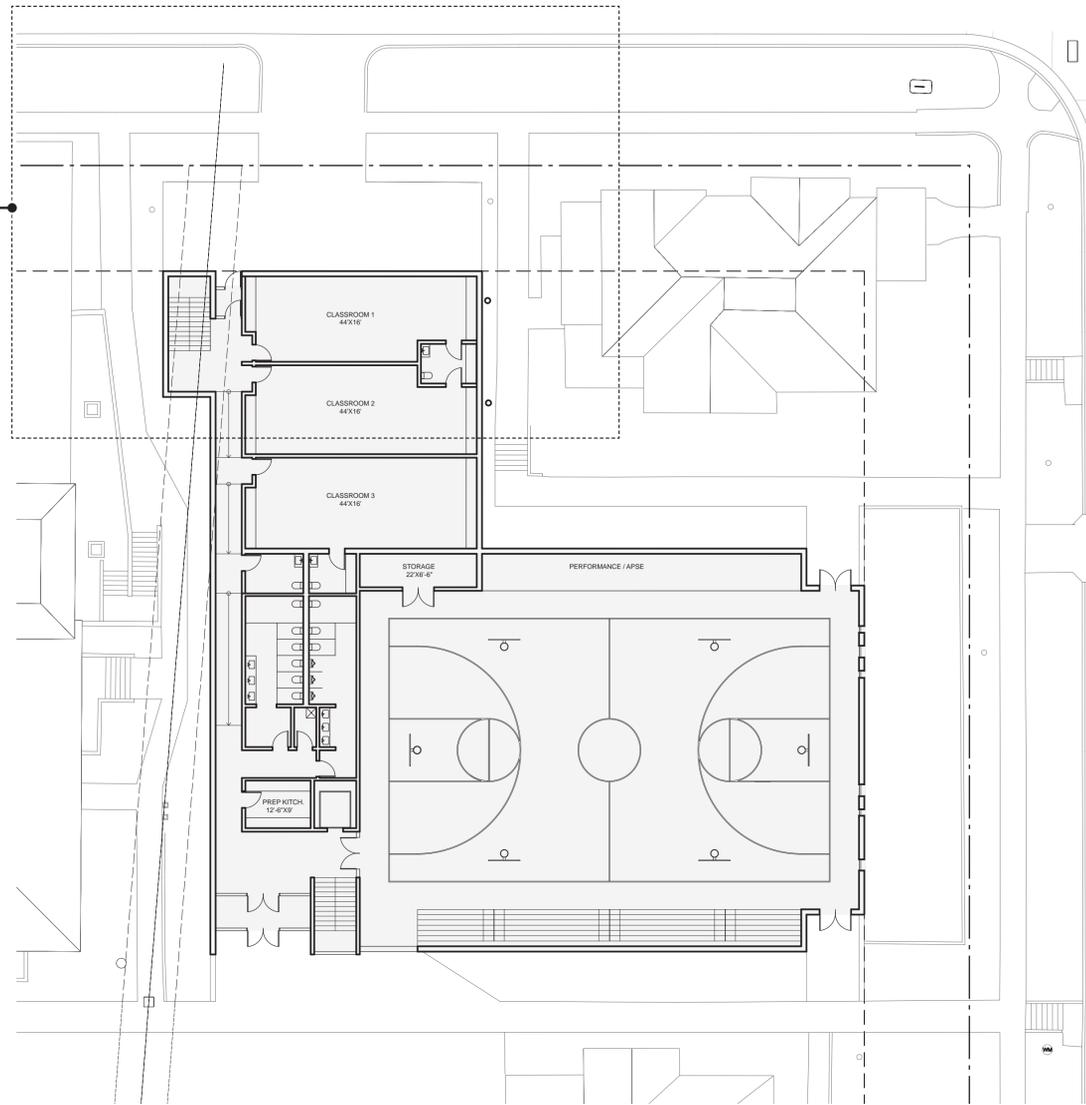
SPARANO + MOONEY ARCHITECTURE

# Floor Plans

DASHED LINES, SEE ENLARGED PLAN BELOW

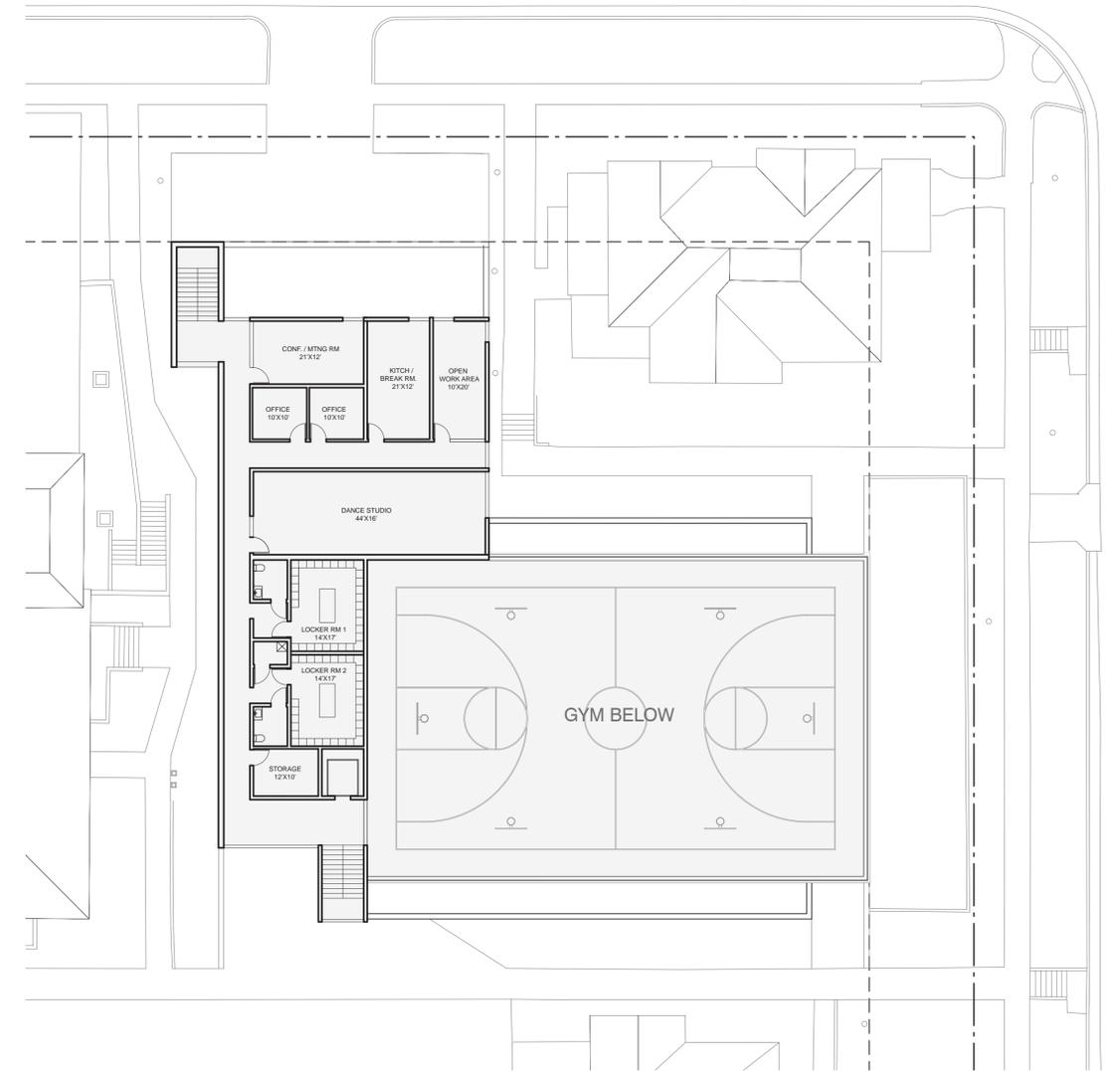
### SQUARE FOOTAGE SUMMARY

STREET LEVEL: 12,189 SF  
 UPPER LEVEL: 4,302 SF  
 TOTAL: 16,491 SF



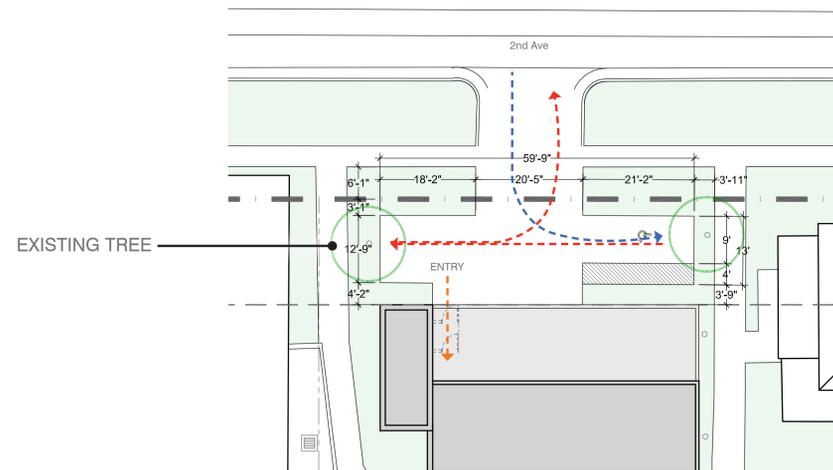
SCALE: 1/16" = 1'-0"

STREET LEVEL PLAN



SCALE: 1/16" = 1'-0"

UPPER LEVEL PLAN



SCALE: 1/16" = 1'-0"

ENLARGED 2ND AVE PLAN

### 2nd Avenue Parking Narrative:

One ADA stall is proposed on the North Side of Early Childhood. There is currently an ADA stall at this location. This space would not function as a drop-off for parents, it would be utilized as ADA parking only (when necessary). The parking configuration would require the vehicle to pull into the ADA stall and when exiting back up straight using the 59'-9" dimension and then exit. See line work diagram.

- - - - - → ADA stall - Parking Entry Path
- - - - - ← ADA stall - Exit Path

MADELEINE CHOIR SCHOOL FIELDHOUSE  
 205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

SPARANO + MOONEY ARCHITECTURE

# Building Scale Guidelines

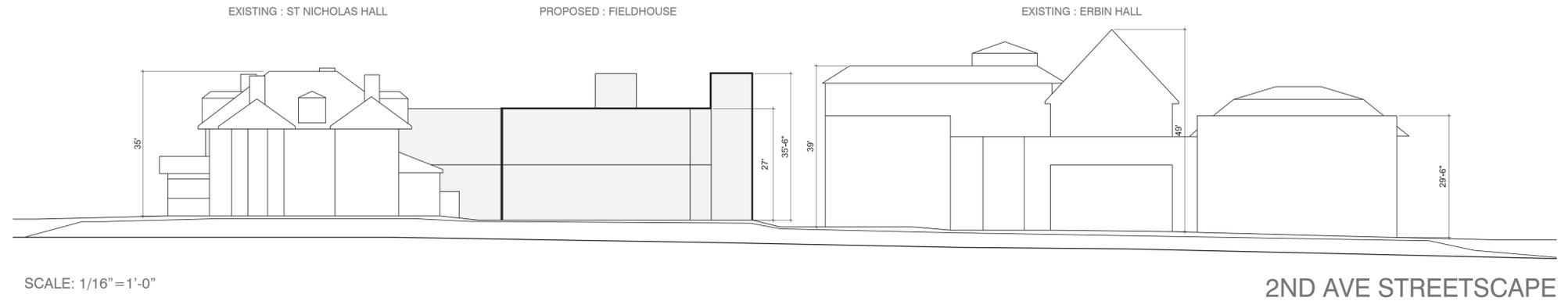
13.7: The street façade should appear similar in scale to the established scale of the current street block.

RESPONSE: Facades along 2nd Avenue and B Street have a similar scale and material (masonry and glazing). As a result, the massing and solid to void relationship of the proposed structure is consistent along the current street block.

### MAXIMUM BUILDING HEIGHT

21A.32.080: I INSTITUTIONAL DISTRICT:

D. Maximum Building Height: Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than seventy five feet (75') may be approved through the design review process; provided, that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1').

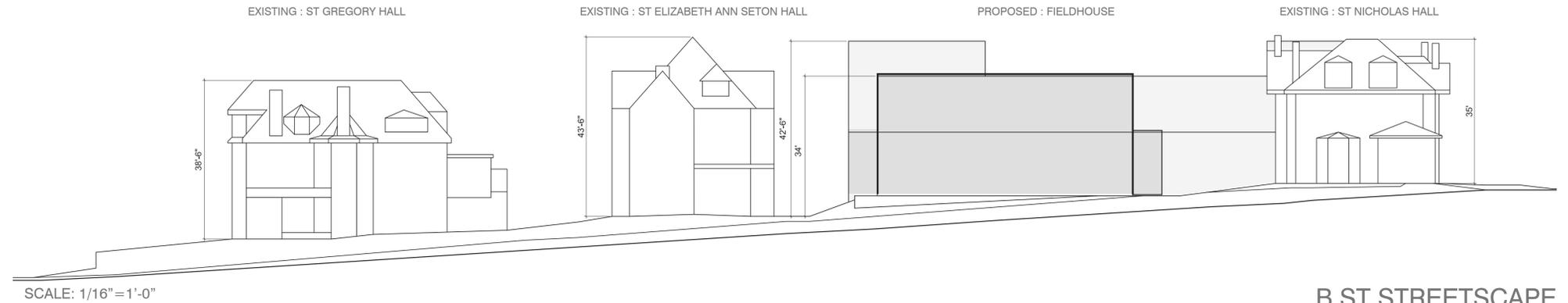


2ND AVE STREETSCAPE

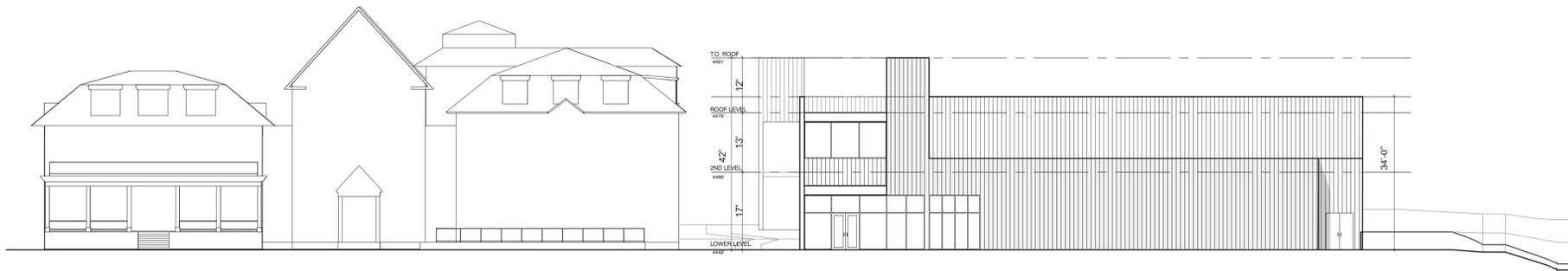
# Building Form Guidelines

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

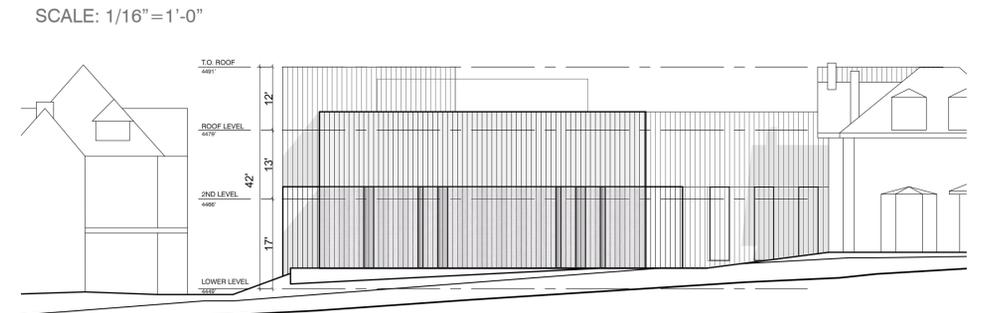
RESPONSE: The massing is broken up by the use of masonry with changes in texture and bonding to create divisions and visual interest. The use of this propose building material reflects the surrounding context while allowing the structure to utilize details and proportions to express/reinforce the design at a human scale. The landscape layer along the East façade further humanizes the elevation and provides a soft layer that changes with the seasons.



B ST STREETSCAPE

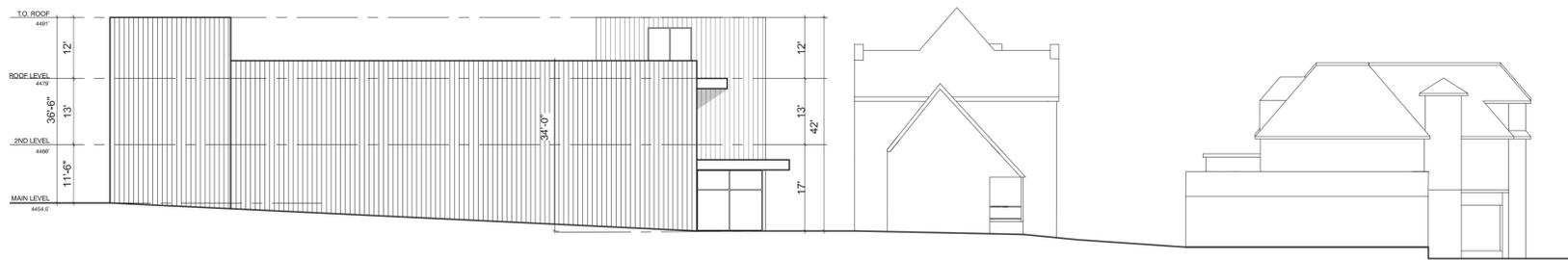


SOUTH ELEVATION

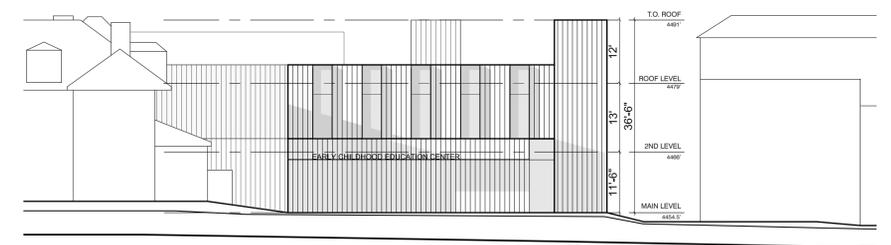


SCALE: 1/16" = 1'-0"

B ST ELEVATION



WEST ELEVATION



SCALE: 1/16" = 1'-0"

2ND AVE ELEVATION

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205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

SPARANO + MOONEY ARCHITECTURE

Madeleine Choir School Field House  
HLC Public Hearing 5/5/2022

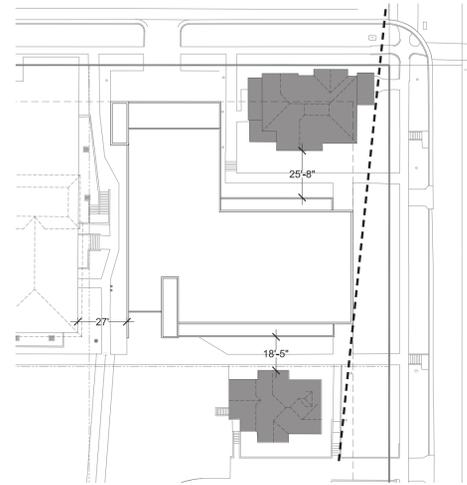
# Building Materials + Details

13.20: Exterior building materials should be of a high quality and compatible with adjacent buildings.

RESPONSE: The proposed structure utilizes masonry and colored glazing similar to those found in the immediate surrounding area.

13.21: New alternative materials that are compatible in character to historical materials may be acceptable with appropriate detailing.

RESPONSE: New stack/ bond, and dimensions of brick are used to create visual interest while being compatible with existing character. Colored glazing will also be utilized as a way to further connect the building to the nearby Cathedral



B STREET CORNER PERSPECTIVE



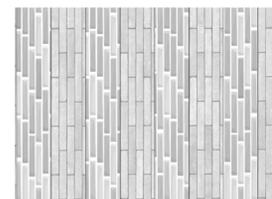
2ND AVE PERSPECTIVE



CONTEXT PALETTE



COLORED LAMINATED GLAZING



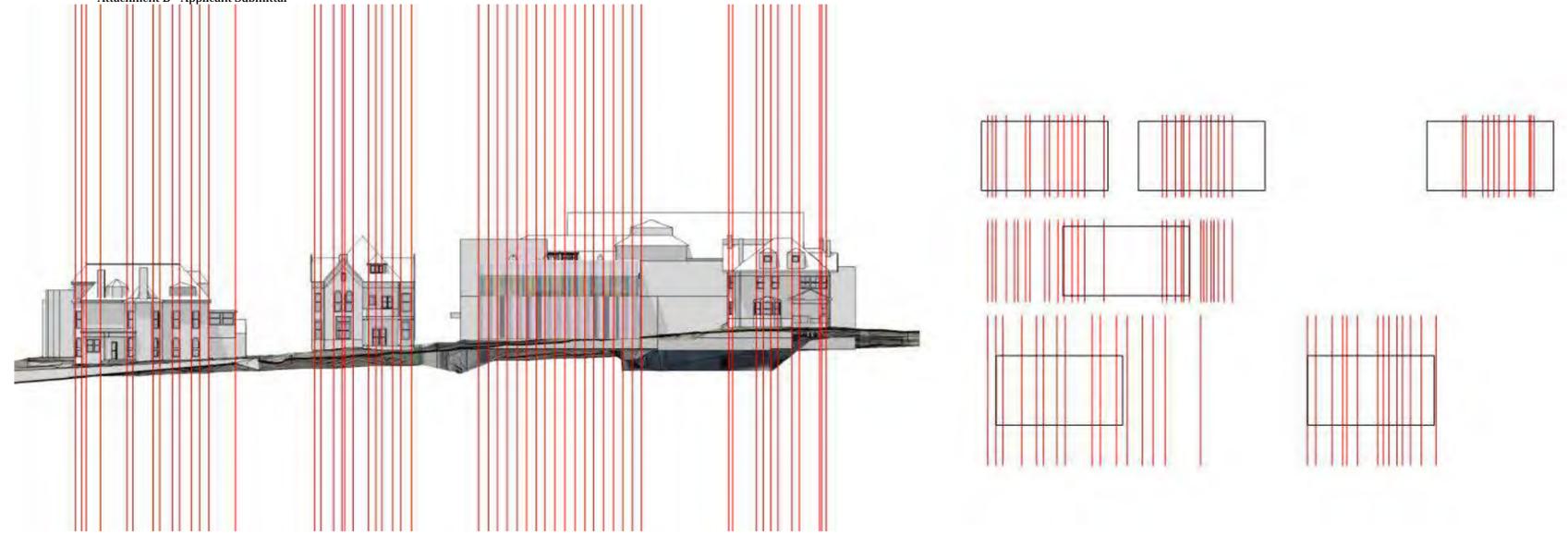
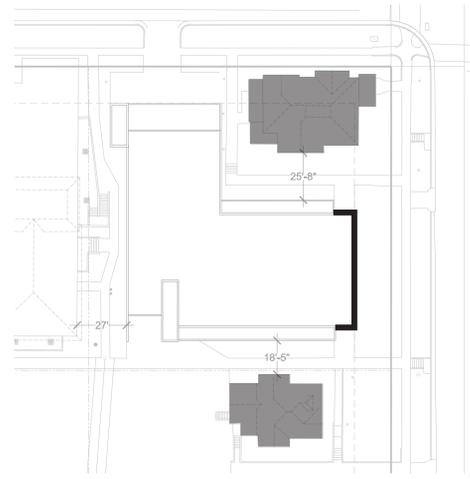
VERTICAL BRICK CLADDING



FIBRE C GLASS FIBRE REINFORCED CONCRETE PANELS

MADELEINE CHOIR SCHOOL FIELDHOUSE  
205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

SPARANO + MOONEY ARCHITECTURE



'B' STREET HISTORIC FACADE ANALYSIS

4. Building Form And Scale: 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

RESPONSE: The height of the project reflects the character of the historic context and the block face. The proposed structure modulates the articulation masonry/glazing to express a massing and scale that reflects the width of the historic context and block face.

5. Building Character: Facade Articulation And Proportion:  
The design of the project reflects patterns of articulation and proportion established in the historic context and the block face.

RESPONSE: The proposed structure's facades are designed to reflect the rhythm of openings established in the historic context and the block face while keeping the ratio of wall/ openings similar as well.

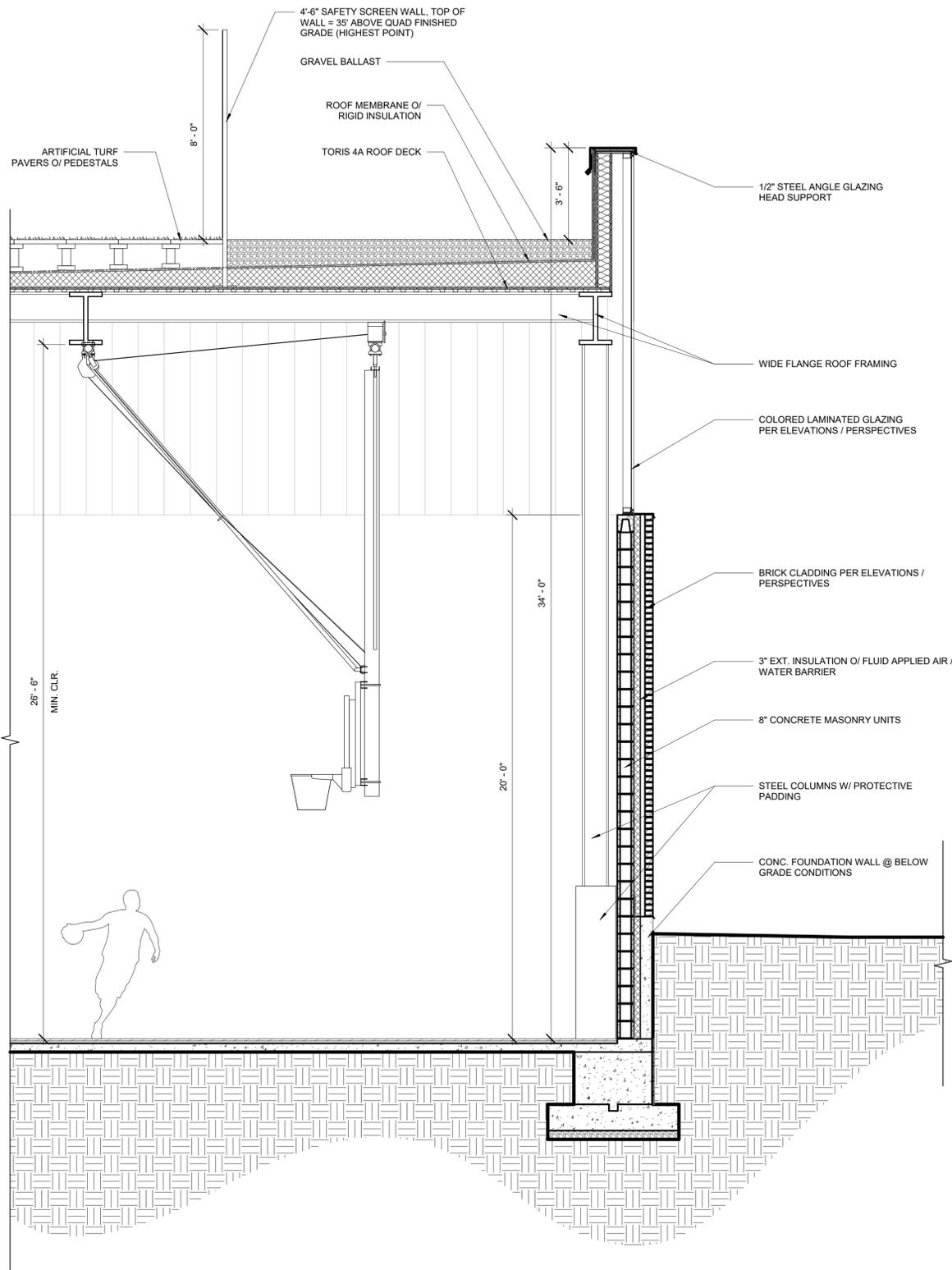
The vertical brick cladding along the B Street facade incorporates subtle articulation with a depth ranging from 6"-8". The vertical banding is set up using a 10 course brick module (approximately 2' wide) that corresponds with the upper colored glazing module.



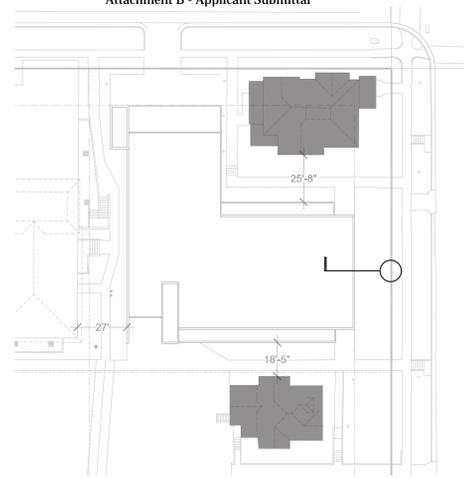
'B' STREET VIEW WITHOUT PROPOSED LANDSCAPING

MADELEINE CHOIR SCHOOL FIELDHOUSE  
205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

SPARANO + MOONEY ARCHITECTURE



TYPICAL WALL SECTION - EAST FACADE



NYLON SAFETY SCREEN AT ROOF

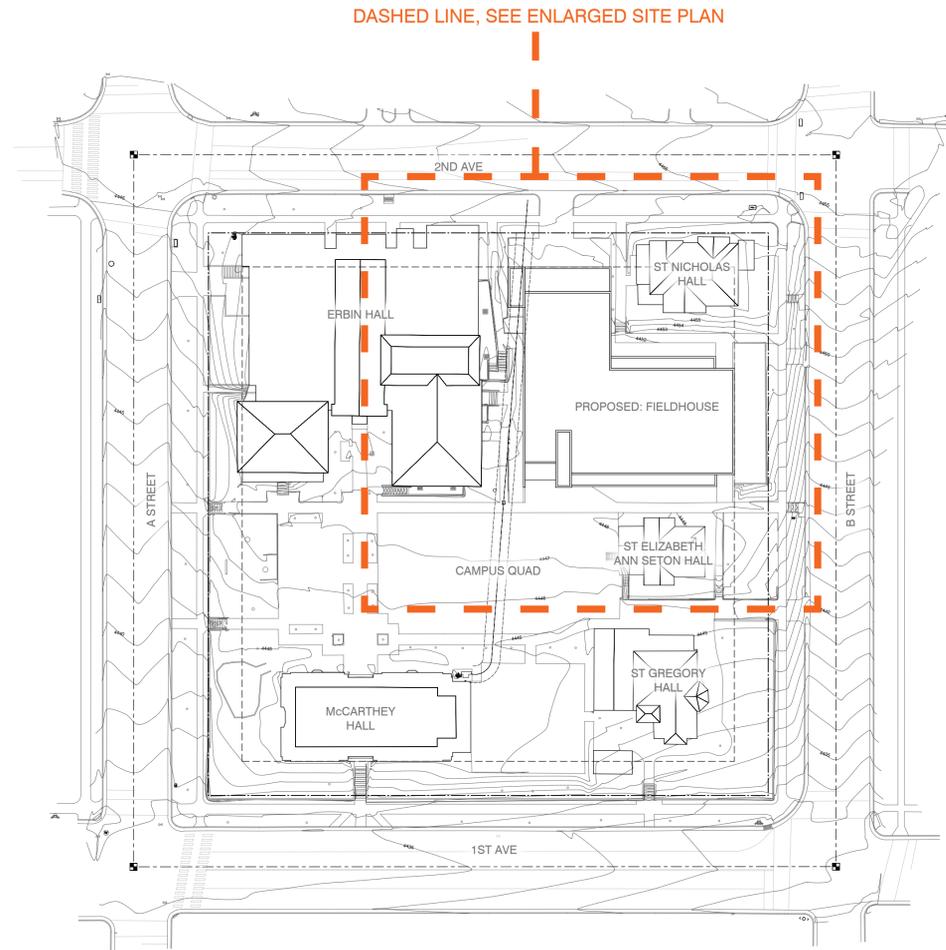


'B' STREET PERSPECTIVE

MADELEINE CHOIR SCHOOL FIELDHOUSE  
205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

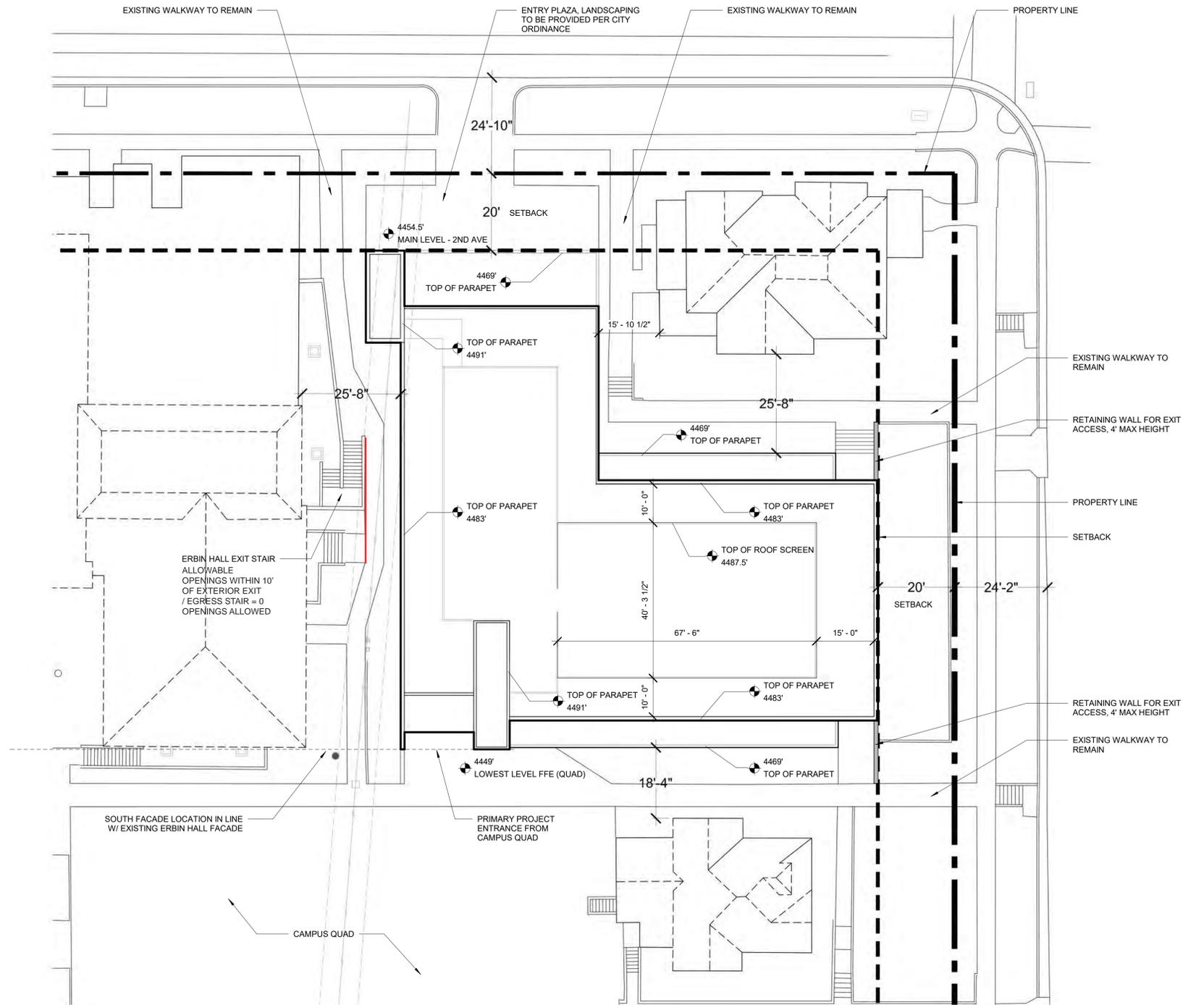
SPARANO + MOONEY ARCHITECTURE

Madeleine Choir School Field House  
HLC Public Hearing 5/5/2022



SCALE: 1"=50'-0"

↑ SITE PLAN



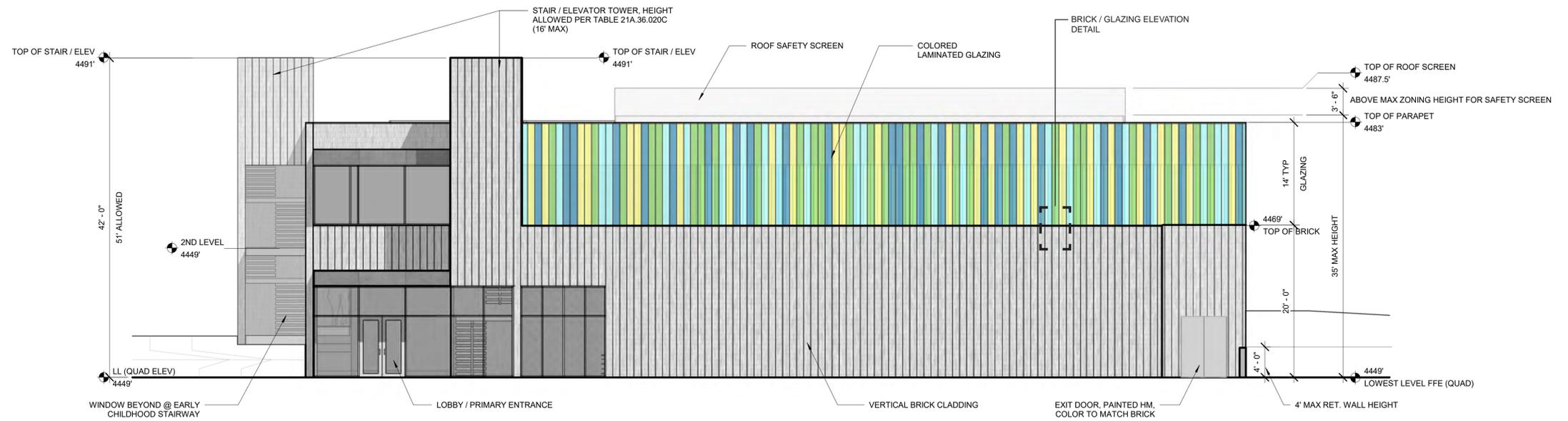
ENLARGED SITE PLAN

1/16" = 1'-0"

↑

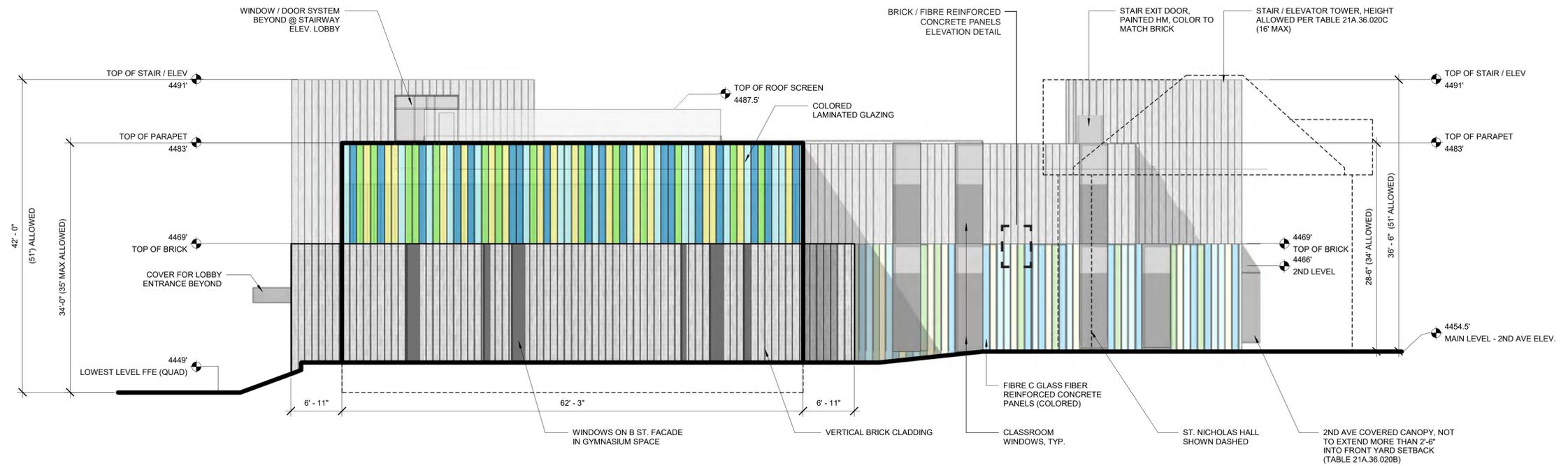
MADELEINE CHOIR SCHOOL FIELDHOUSE  
205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

SPARANO + MOONEY ARCHITECTURE



**SOUTH ELEVATION**

1/8" = 1'-0"

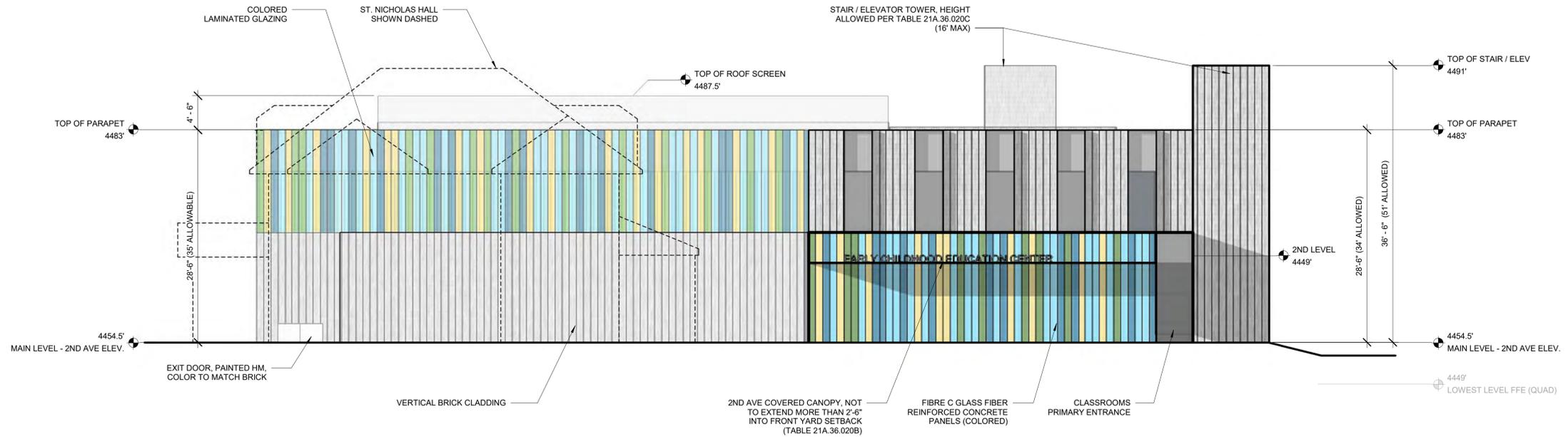


**EAST ELEVATION**

1/8" = 1'-0"

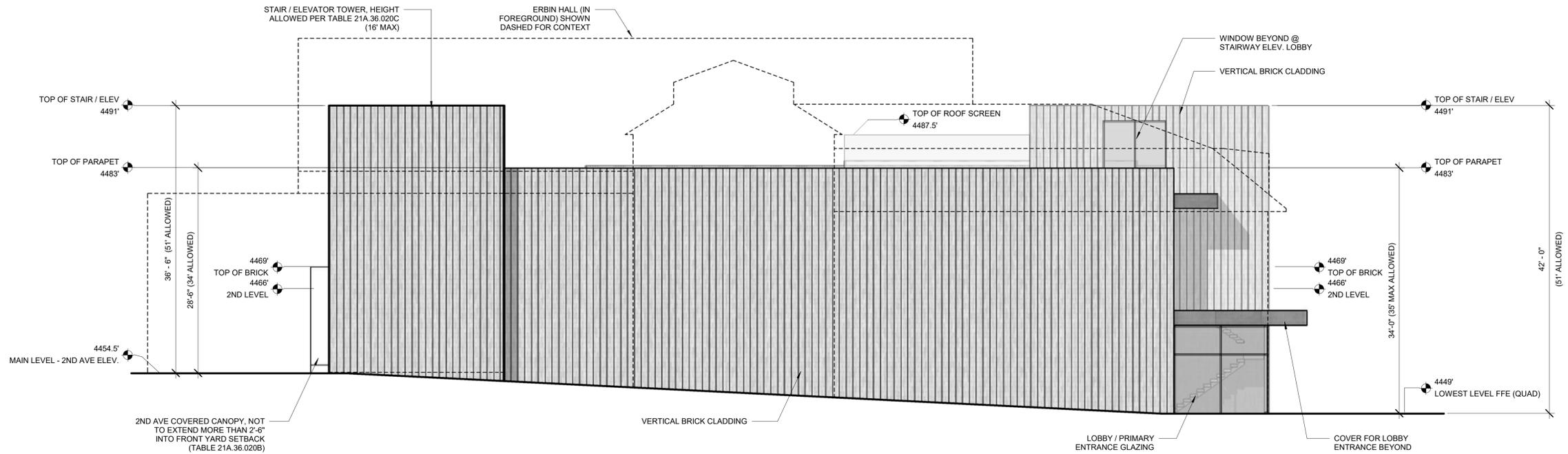
**MADELEINE CHOIR SCHOOL FIELDHOUSE**  
 205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

SPARANO + MOONEY ARCHITECTURE



**NORTH ELEVATION**

1/8" = 1'-0"



**WEST ELEVATION (FACING ERBIN HALL - NOT IN PUBLIC VIEW)**

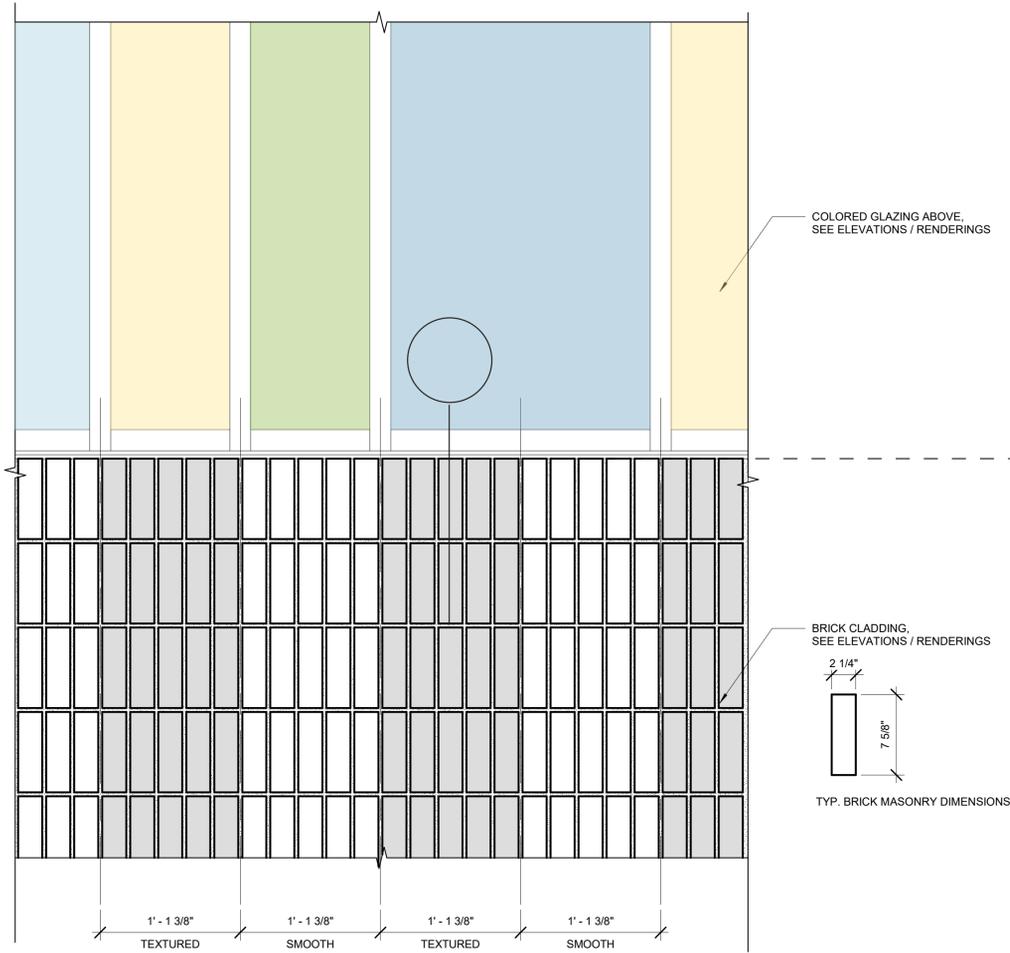
1/8" = 1'-0"

**MADELEINE CHOIR SCHOOL FIELDHOUSE**  
205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

SPARANO + MOONEY ARCHITECTURE

# Building Materials + Details

## FIELDHOUSE



BRICK / GLAZING ELEVATION DETAIL

1-1/2" = 1'-0"

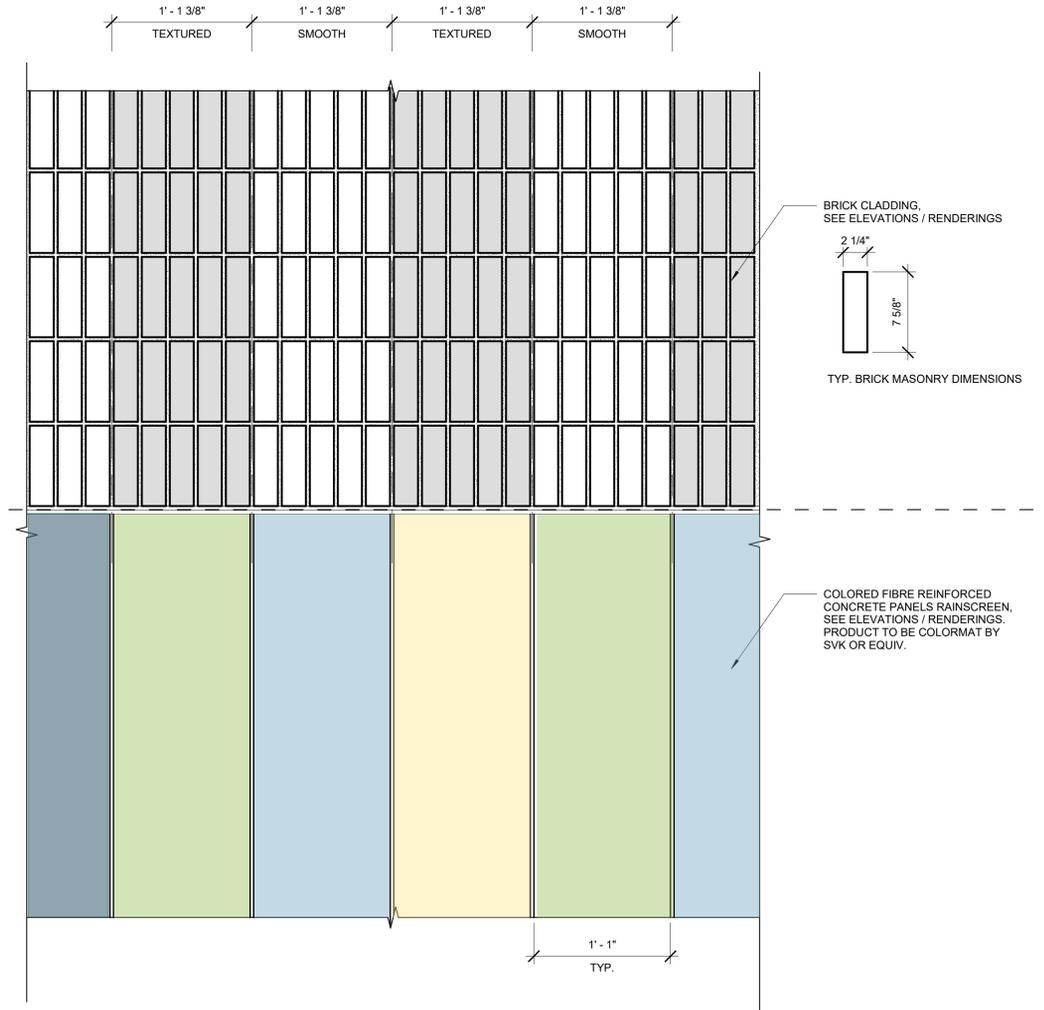


TEXTURED BRICK CONCEPT



SMOOTH BRICK CONCEPT

## EARLY CHILDHOOD EDUCATION



BRICK / FIBRE REINFORCED CONCRETE PANELS ELEVATION DETAIL

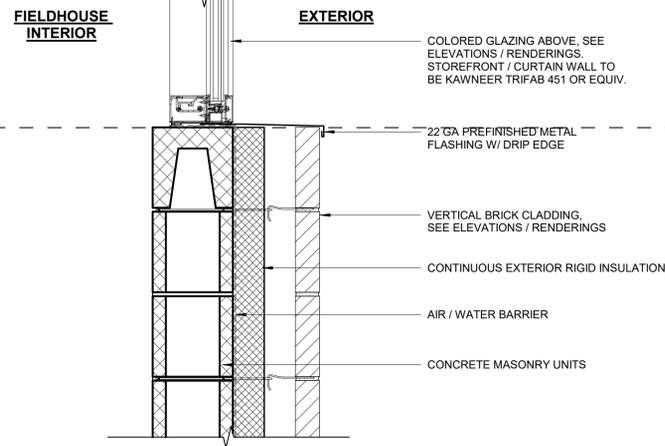
1-1/2" = 1'-0"



TEXTURED BRICK CONCEPT



SMOOTH BRICK CONCEPT



BRICK / GLAZING SECTION DETAIL

1-1/2" = 1'-0"

MADELEINE CHOIR SCHOOL FIELDHOUSE  
205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

SPARANO + MOONEY ARCHITECTURE

Madeleine Choir School Field House  
HLC Public Hearing 5/5/2022



MADELEINE CHOIR SCHOOL FIELDHOUSE  
 205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

SPARANO + MOONEY ARCHITECTURE

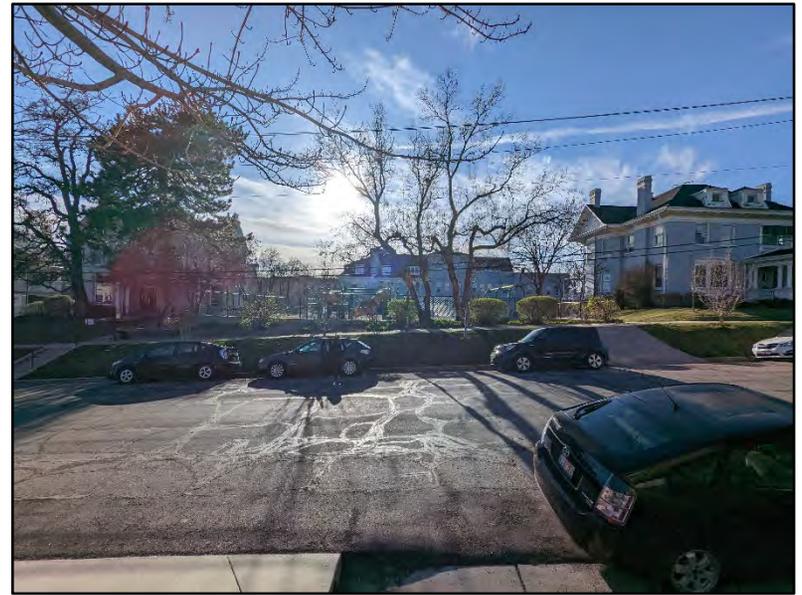
Madeleine Choir School Field House  
 HLC Public Hearing 5/5/2022

# **ATTACHMENT C: Property and Vicinity Photos**

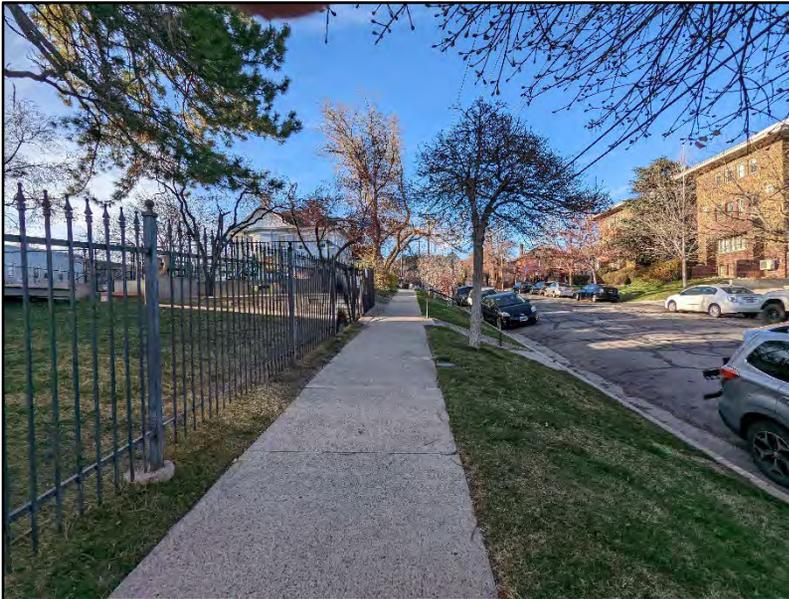
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***Proposed Site – B Street View Looking Northwest***



***Proposed Site – B Street Streetscape***



***B Street Looking North – Proposed Site at Left***



***B Street Looking South – Proposed Site at Right***



***Erbin Hall – Proposed Site at Right***



***Proposed Site from Quad Looking Northeast***



***Proposed Site from B Street Looking Southwest***



***Proposed Site from B Street Looking Northwest***



***Proposed Site at Second Avenue and B Street***



***Proposed Site from Second Avenue***



***Proposed Preschool Entrance Site at Second Avenue***



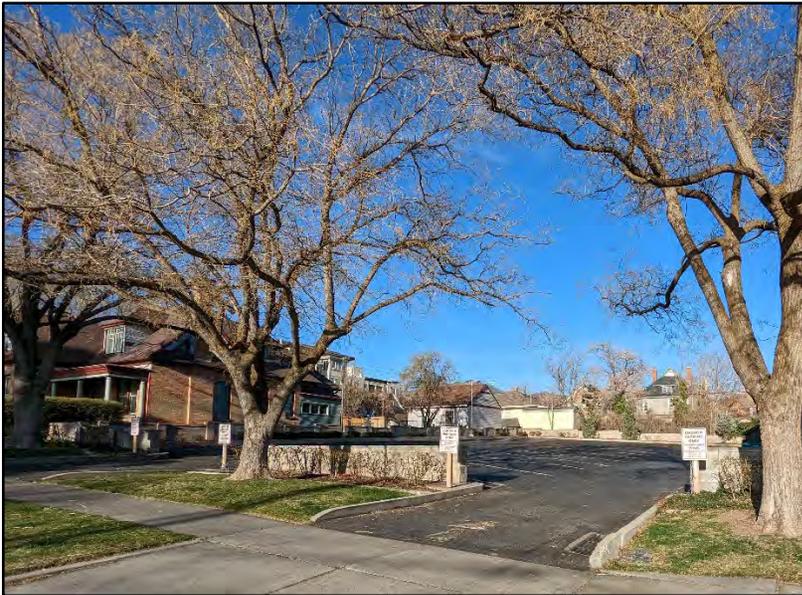
***Erbin Hall – Second Avenue (North) Facade***



***West Side of Erbin Hall at A Street***



***Erbin Hall – Main (South) Facade***



***Off-Site Parking on A Street***



***Off-Site Parking at A Street & Second Avenue***



***Existing View of Site Behind Corner House at Southwest Corner – Second Avenue & B Street***



***Proposed View of Site Behind Corner House at Southwest Corner – Second Avenue & B Street***



***Existing Second Avenue View***



***Proposed Second Avenue View***

# ATTACHMENT D: I Zoning Standards

## I – (Institutional District)

Purpose Statement: The purpose of the I Institutional District is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings in a campus-like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

Standard	Requirement	Proposed	Finding
<b>Maximum Building Height</b>	35 feet; elevator/stair towers may exceed the maximum by 16 feet.	The Applicants are requesting a modification to the maximum height of approximately 3 feet, 6 inches (38.5 feet total) to allow for the 8 foot rooftop safety screen. Staff recommends approval of this modification.	<b>Modification to Building Height Requested from the HLC</b>
<b>Front/Corner/Side/Rear Yard Setbacks</b>	Front Yard: 20 Feet Interior Side Yard: 20 feet Rear Yard: 25 feet	Front: 0 feet Interior Side: 20 feet Rear: 180 feet	<b>Modification to Front Yard Setback Requested from the HLC</b>
<b>Buffer Yard</b>	Not Applicable		<b>N/A</b>
<b>Min. Lot Size</b>	20,000 SF	108,900	<b>Complies</b>
<b>Minimum Lot Width</b>	100 Feet	330.27 feet	<b>Complies</b>
<b>Max. Building Coverage</b>	60% of lot area	41% of lot area	<b>Complies</b>
<b>Minimum Open Space:</b>	40% of lot area	59% of lot area	<b>Complies</b>
<b>Off Street Parking &amp; Loading (21A.44.030.H)</b>	Schools, K-8: 1 space per 3 faculty members or full-time employees: 28 stalls  Auditorium; accessory to a church, school, university or other institution:	1 on-site accessible stall; 87 general spots and 6 accessible stalls off-site (A Street)  An off-site parking agreement will need to be recorded prior to building permit issuance.  <i>See Attachment B, Page 3 for detailed parking calculations.</i>	<b>Complies</b>

	<p>1 space per each 5 seats in the auditorium : 39 stalls</p> <p>Existing parking for the school use is noncomplying as the school use predates the off-street parking requirements. The 12 existing off-site parking spaces are included in the parking requirement in addition to the stalls required with the new gym use.</p> <p>Required parking: 12 spaces + 39 spaces for new gym use = 51 required spaces.</p> <p>Accessible spaces required: 3</p> <p><i>See <a href="#">Attachment B, Page 3</a> for detailed parking calculations.</i></p>		
<p><b>Landscape Yard Requirements (21A.48)</b></p>	<p>Front: 20 feet – Must be landscaped with a minimum of 1/3 vegetation.</p>	<p>The applicant is requesting a reduction to the front yard setback requirement from 20 FT to zero FT. If approved, front yard landscaping will not be applicable because there will not be a front yard. The applicant will work with Staff on the final details for landscaping of the area in front of the building on 2<sup>nd</sup> Avenue to meet the intent of this landscaping requirement.</p>	<p><b>Modification to Front Yard Setback Requested from HLC</b></p>

# **ATTACHMENT E: Design Standards for New Construction**

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- ***Revised***

## 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 Commercial Properties & Districts in Salt Lake City, specifically Chapter 13 – Design for New Construction, are the relevant historic design guidelines for this design review. Related design guidelines are referenced in the following review table along with corresponding Historic Design Standards for New Construction (21A.34.020.H).

The guidelines in their original published format can be accessed directly via the links below:

[Historic Commercial Properties & Districts in Salt Lake City](#)

[Historic Commercial Properties & Districts in Salt Lake City – Chapter 13 – Design for New Construction](#)

Design Standards for New Construction	Design Guidelines for New Construction	Analysis - Complies/Does Not Comply
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Attachment E - Design Standards for New Construction and Associated Design Guidelines

<p><b>1. SETTLEMENT PATTERNS &amp; NEIGHBORHOOD CHARACTER</b></p> <p><b>a. Block and Street Patterns</b> The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character. Changes to the block and street pattern may be considered when advocated by an adopted city plan.</p> <p><b>b. Lot and Site Patterns</b> The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted city plan.</p> <p><b>c. The Public Realm</b> The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.</p> <p><b>d. Building Placement</b> 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.</p> <p><b>e. Building Orientation</b> The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.</p>	<p><b>CONTEXT &amp; CHARACTER: SITE DESIGN &amp; ORIENTATION</b></p> <p><b>13.1 The traditional historic development pattern should be recognized and maintained in new development</b></p> <ul style="list-style-type: none"> <li>• A new building should be situated on its site in a manner similar to the historic buildings in the area.</li> <li>• Orient a building facade and primary entrance toward the street</li> <li>• The relationship between building, landscape features and open space should relate to existing front yard setbacks and spacing of side yard setbacks within the block.</li> </ul> <p><b>13.2 Historic street patterns should be maintained.</b></p> <ul style="list-style-type: none"> <li>• New construction should not interfere with or encroach upon historic or early street or alley patterns and widths.</li> <li>• Extend internal alley networks wherever possible.</li> </ul> <p><b>13.3 Distinctive features that emphasize buildings on corner lots should be considered.</b></p> <ul style="list-style-type: none"> <li>• A corner entrance can be used to accentuate corner sites.</li> <li>• Both street facades should be designed as important public facades.</li> <li>• Design emphasis can accentuate the corner role.</li> </ul> <p><b>13.4 Indigenous plant materials should be included in new landscape designs.</b></p> <ul style="list-style-type: none"> <li>• Drought-tolerant varieties, which are in character with plantings used historically, are preferred.</li> </ul>	<p><b>Staff Analysis – Complies</b></p> <p>The existing block design of the MCS campus is an amalgam of an original campus building (Erbin Hall, with its multiple additions) oriented toward a central campus open space at the middle of the block, as well as a more common block and lot pattern seen on typical Avenues blocks. This is most prominent on the B Street block face, where historically residential buildings were later incorporated into the campus. Unlike many Avenues blocks, the MCS campus does not contain alleys or driveways, but has a formal pattern of pedestrian paths that would be maintained.</p> <p>The proposed design reflects this amalgam by placing the building footprint on current open space that maintains the rhythm of lot and building patterns along its two prominent 2<sup>nd</sup> Avenue and B Street facades. These facades maintain the existing yard depth and setback pattern established by the existing historic structures. The design utilizes the north-south and east-west sloped topography to keep the overall building height similar to the existing buildings. The location also reinforces the quad space on the block's interior and formally defines its north side.</p> <p>Similarly, the multiple entrances are located to address both the street faces and the quad. This is less apparent on the B Street side of the building, where there are no entrances proposed. The programmatic and design requirements of a gymnasium constrain the placement and orientation of the building, which the applicants propose to mitigate through landscaping and variation in the wall plane.</p>
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Attachment E - Design Standards for New Construction and Associated Design Guidelines

<p>2. SITE ACCESS, PARKING &amp; SERVICES</p> <p><b>a. Site Access</b> 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><b>(1) Pedestrian</b> 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><b>(2) Vehicular</b> 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>b. Site and Building Services and Utilities.</b> Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.</p>	<p><b>13.30 Walkways should safely lead pedestrians from parking areas to building entrances.</b></p> <p><b>13.27 Bikeways and pedestrian walkways should be separated and buffered from external and internal circulation within parking lots.</b></p>	<p><b>Staff Analysis – Complies</b></p> <p>The design of the project allows for site access that connects the 2<sup>nd</sup> Avenue and B Street faces with the center of the campus. For example, the walkway from 2<sup>nd</sup> Avenue between the west side of the proposed building and the east side of Erbin Hall serves as the primary connection for students between the bus pickup/dropoff area on 2<sup>nd</sup> Avenue and the main campus area. It will be maintained, and an existing artwork/arch highlighting the entrance to the walkway will be retained.</p> <p>On-site vehicular access will be limited to one accessible parking stall on 2<sup>nd</sup> Avenue.</p> <p>Other required parking for the school is located offsite on two existing parking areas on A Street. The school has a written agreement with the Church of Jesus Christ of Latter-day Saints for this arrangement.</p> <p>Mechanical equipment will be located on the roof or screened from public view. Dumpsters located on A Street serve the school campus and are screened.</p>
<p>3. LANDSCAPE AND LIGHTING</p> <p><b>a. Grading of Land</b> The site’s landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.</p> <p><b>b. Landscape Structures</b> Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.</p> <p><b>c. Lighting</b> Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.</p>	<p><b>13.23 The visual impact of site and architectural lighting should be minimized.</b></p> <ul style="list-style-type: none"> <li>• Lighting should be a subtle addition to the property.</li> <li>• It should not visually dominate the site or intrude on adjacent property.</li> <li>• Where used, lighting should accent architectural details, building entrances and signs.</li> <li>• Avoid lighting expansive wall planes.</li> </ul> <p><b>13.24 Fixture design should complement the design of the building.</b></p>	<p><b>Staff Analysis – Complies</b></p> <p>The design utilizes the north-south and east-west sloped topography to keep the overall building mass and height reflective of the character of the B Street and 2<sup>nd</sup> Avenue streetscape and the other historic buildings on the site. There are many existing retaining walls and fenced areas on the campus – any new elements will be compatible with these existing features.</p> <p>Building lighting and fixtures will need to be designed in compliance with this standard and associated design guidelines. Light trespass to adjacent properties will be minimized..</p>

Attachment E - Design Standards for New Construction and Associated Design Guidelines

<p>4. BUILDING FORM AND SCALE</p> <p><b>a. Character of the Street Block</b> The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.</p> <p><b>(1) Height</b> 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><b>(2) Width</b> 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><b>(3) Massing</b> The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p> <p><b>(4) Roof Forms</b> The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p>	<p>MASS, SCALE &amp; FORM</p> <p><b>13.5 The height of a new building design should reflect the established building scale of the setting and area.</b></p> <ul style="list-style-type: none"> <li>• Design the building to equate with the height range seen in the area.</li> <li>• Consider stepping back upper stories from the plane of the primary facade where a building is taller than those found in the block.</li> <li>• The mass of a new tall building should step down in height to lower adjacent development.</li> </ul> <p><b>13.6 The massing characteristics of the area should form the basis for the scale of new development.</b></p> <ul style="list-style-type: none"> <li>• Simple rectangular solids on smaller lots are typically appropriate.</li> <li>• Consider more complex massing on large sites.</li> <li>• If a new building would be wider than the buildings along the block, consider dividing the building into parts that are similar in scale to buildings seen historically.</li> </ul> <p><b>13.7 The street facade should appear similar in scale to the established scale of the current street block.</b></p> <ul style="list-style-type: none"> <li>• The primary plane of the front facade should reflect the typical widths and heights of historic buildings in the block.</li> <li>• The front facade should include a one-story storefront element influenced by traditional design proportions.</li> </ul> <p><b>13.8 A new building should be designed to reinforce a sense of human scale.</b></p> <ul style="list-style-type: none"> <li>• A new building may convey a sense of human scale by employing techniques such as these:             <ul style="list-style-type: none"> <li>• Using quality building materials that help express human scale in their design, detail and proportions.</li> <li>• Using changes in building materials, color and texture.</li> </ul> </li> </ul>	<p><b>Staff Analysis – Complies</b></p> <p>The height, width, massing, and roof forms of the project reflect the character of the historic context and block faces while acknowledging the programmatic requirements of a gymnasium space, which requires a large open interior. This precludes more extensive use of design approaches that would typically be used to break up a building of this size. The applicants have reduced the overall height of the building by proposing to excavate into the existing hillside, effectively reducing the height from the B Street and 2<sup>nd</sup> Avenue facades.</p> <p>The applicants have supplied block elevations and photographic streetscape studies comparing the building massing with surrounding buildings. Existing historic buildings on the block faces are similar in height, width, and massing to the building proposed, though much more complex in these aspects than the proposed building.</p> <p>The flat roof form proposed is seen on many nearby historic apartment buildings and is in keeping with the overall architectural style of the proposed field house. In addition, the flat roof will allow for additional play space to offset the existing play area displaced by the proposed construction.</p> <p>The Applicants are requesting a modification to the maximum height of 35 feet by approximately 3 feet, 6 inches (38.5 feet total) to allow for the 8-foot rooftop safety screen. Considering the setback and the relatively transparent quality of the netting material, Staff finds that the request for increased height will not have a detrimental visual impact on the streetscape, meets the standards of 21A.34.020, and is appropriate.</p>
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Attachment E - Design Standards for New Construction and Associated Design Guidelines

	<ul style="list-style-type: none"><li>• Using vertical and horizontal divisions and emphasis.</li><li>• Using architectural features to create visual interest.</li></ul> <p><b>13.9 Roof forms should be an integral part of the building design and overall form of the building.</b></p> <ul style="list-style-type: none"><li>• Where roof lines are visible, they should relate to the general design of other commercial roofs in the district.</li><li>• Flat roof forms are characteristic and appropriate for primary roof forms in most commercial areas.</li><li>• Screen roof top mechanical equipment from view with architecturally compatible screening features or parapet walls.</li></ul>	
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<p>5. BUILDING CHARACTER</p> <p><b>a. Facade Articulation and Proportion</b> 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.</p> <p><b>(1) Rhythm of Openings</b> 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><b>(2) Proportion and Scale of Openings</b> 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><b>(3) Ratio of Wall to Openings</b> 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><b>(4) Balconies, Porches, and External Stairs</b> 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>ARCHITECTURAL CHARACTER</p> <p><b>13.10 Contemporary designs compatible with the character of the area and/or district may be used.</b></p> <ul style="list-style-type: none"> <li>• A new design should draw upon the fundamental design elements of its context.</li> <li>• An interpretation of a historic style may be considered if it is subtly distinguishable as being new.</li> <li>• New storefront designs create interest and visual compatibility, while helping to convey the fact that a building is new.</li> </ul> <p><b>13.11 The exact imitation of earlier architectural styles is discouraged.</b></p> <ul style="list-style-type: none"> <li>• This can blur the distinction between old and new buildings making it difficult to interpret the architectural evolution of the district.</li> <li>• New buildings should reflect their period of construction.</li> </ul> <p><b>13.12 Creative interpretations of historical architectural details can be successful.</b></p> <ul style="list-style-type: none"> <li>• New designs for traditional detailing such as columns and cornices can be used in new ways to create aesthetic appeal.</li> <li>• Materials, finishes, structural systems and construction methods may be used to express a compatible new building design.</li> </ul> <p><b>13.13 The design of a new building should include the three basic building elements: a base, a middle and a top.</b></p> <ul style="list-style-type: none"> <li>• On low rise buildings, the different parts might be expressed through detailing at the building base and eave or cornice line.</li> <li>• On taller buildings, the distinction between upper and lower floors can be expressed through detailing, material, fenestration and color.</li> <li>• Departures may be considered if the project better meets the intent of the design guidelines.</li> </ul> <p><b>13.14 The ground floor level of a building should be designed to encourage</b></p>	<p><b>Staff Analysis – Complies</b></p> <p>The proposed design draws upon the surrounding historic context through its use of grey masonry and color palette of the clerstory glazing and GFRC wall panels. These elements have been remixed into a highly contemporary-styled building that clearly reflects the period of construction. The design also uses these materials to create variation in the facade articulation and proportions to the extent possible given the constraints of the site and the requirements of a gymnasium.</p> <p>Overall, Staff finds that the design clearly reflects patterns established by adjacent campus buildings as well as the surrounding context in terms of rhythm of openings, proportion and scale of openings, and the ratio of wall to openings.</p> <p>Typically, this standard and associated design guidelines would require a regular fenestration pattern with more windows on the west facade, similar to the windows shown on the 2<sup>nd</sup> Avenue facade rendering and elevation. In this case, an adjacent emergency exit for Erbin Hall, the school's historic main building sits approximately 12 feet west of the proposed west wall location. Building Code does not allow window openings within ten feet of this exit. While code would allow windows elsewhere on the facade, the applicants have chosen to omit any windows from this elevation. Any windows would not be very visible given the narrow distance between the buildings, and any windows would look across this narrow gap to windows on the east face of Erbin Hall. Staff finds that these circumstances justify a lower ratio of wall to openings on the west facade.</p> <p>The B Street facade, immediately adjacent to the gymnasium space, is a problematic area with no easy design solution. Initial renderings yielded negative comments from both the Commissioners and the public as blank and pedestrian-unfriendly. Simultaneously, comments have acknowledged the difficulties inherent in designing a more varied facade that meets the programmatic requirements of a gymnasium. The applicants have responded to the input given by</p>
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	<p><b>pedestrian activity and provide visual interest.</b></p> <ul style="list-style-type: none"> <li>Historically, the first floor usually received greater design attention and embellishment.</li> <li>Primary building entrances should be clearly identifiable and help define a human scale.</li> <li>The ground level of the primary facade is generally predominantly transparent glass.</li> <li>Facades that are visible from the public way should be visually interesting.</li> <li>Extensive blank walls detract from the experience and appearance of an active street scene.</li> <li>The use of shaded or reflective glass should be avoided.</li> </ul> <p><b>13.15 Design elements and details should be employed to integrate a new building with its setting.</b></p> <ul style="list-style-type: none"> <li>Scale, proportion and composition should be influenced by the design traditions found in the immediate and wider setting.</li> <li>Similarity in fenestration patterns (arrangement of openings) among buildings in a block is an important characteristic to continue.</li> <li>Overhangs, projections, moldings and reveals create light and shadow patterns and are encouraged.</li> <li>Other elements might include signs, lighting, cornices, parapets, awnings and other decorative features.</li> <li>The absence of ornamentation may be appropriate for contemporary interpretations of modern architecture.</li> </ul> <p><b>13.16 Consider building designs that emphasize floor levels.</b></p> <ul style="list-style-type: none"> <li>Express the distinction between the street level and upper floors through rhythm and patterns of windows, building materials and other architectural features.</li> <li>Adequate visual access and potential physical access to ground floor spaces should be provided.</li> </ul>	<p>the Commission in the work session as well as public comment by submitting an additional rendering showing the B Street facade in more detail. The rendering clearly shows the additional landscaping between the sidewalk and building face. In addition, they have revised the brick pattern design to create additional variation in the wall plane. This reduces the amount of blank wall and increases the visual interest along the public way. With these changes, it is Staff's finding that these standards are met.</p> <p>The proposed design includes elements that express the principle of a base, middle, and top appropriate to the low-rise scale of the building and the surrounding context. The distinction between the street level and upper floors is expressed through the rhythm and patterns of the building masonry and the contrast with the upper clerestory glazing. Building entrances are clearly marked and emphasized in the design.</p>
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Attachment E - Design Standards for New Construction and Associated Design Guidelines

<p><b>6. BUILDING MATERIALS, ELEMENTS AND DETAILING</b></p> <p><b>a. Materials</b> 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.</p> <p><b>b. Materials on Street-facing Facades</b> 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><b>c. Windows</b> Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.</p> <p><b>d. Architectural Elements and Details</b> The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.</p>	<p>FACADE ELEMENTS</p> <p><b>13.20 Exterior building materials should be of a high quality and compatible with adjacent buildings.</b></p> <ul style="list-style-type: none"> <li>Materials should be varied to provide architectural interest.</li> <li>Combine building materials in patterns to articulate the design and create a sense of human scale through the scale of the components.</li> <li>The character and properties of materials should inform the facade design.</li> </ul> <p><b>13.21 New alternative materials that are compatible in character to historical materials may be acceptable with appropriate detailing.</b></p> <ul style="list-style-type: none"> <li>Alternative materials for new buildings may be used if they provide texture and scale that complements their surroundings.</li> <li>Alternative materials should have a proven durability in Salt Lake City's climate.</li> <li>Different materials may be appropriate for commercial areas with historic architecture from the recent past.</li> </ul> <p><b>13.15 Design elements and details should be employed to integrate a new building with its setting.</b></p> <ul style="list-style-type: none"> <li>Scale, proportion and composition should be influenced by the design traditions found in the immediate and wider setting.</li> <li>Similarity in fenestration patterns (arrangement of openings) among buildings in a block is an important characteristic to continue.</li> <li>Overhangs, projections, moldings and reveals create light and shadow patterns and are encouraged.</li> <li>Other elements might include signs, lighting, cornices, parapets, awnings and other decorative features.</li> <li>The absence of ornamentation may be appropriate for contemporary interpretations of modern architecture.</li> </ul>	<p><b>Staff Analysis – Complies</b></p> <p>The primary wall material would be gray vertically stacked brick veneer. The brick module is longer and thinner than the dimensions of bricks typically found on historic buildings, but creates visual interest and variation while being compatible with the other buildings on the campus which are primarily brick painted grey.</p> <p>A major decorative feature would be multicolored laminated glazing around the upper walls of the gymnasium space. The glazing panels would be vertically oriented narrow strips, with a color palette taken from colors found in the surrounding streetscape. In addition to its decorative function, the glazing would function as a clerestory band circling the gymnasium and would be the primary glass and fenestration on the east (B Street) elevation.</p> <p>Vertically proportioned, narrow width colored glass fiber reinforced concrete panels (GFRC panels) would be used as a decorative element on the north (2nd Avenue) facade at the early childhood center's entry. The upper story of this facade would be composed of vertically stacked brick with vertically proportioned, metal-framed windows regularly spaced along the wall face.</p> <p>Similar metal-framed windows would be used along walls facing other campus buildings and the main quad located at the center of the block. Typically, this standard and associated design guidelines would require a regular fenestration pattern with more windows on the west facade. In this case, an adjacent emergency exit for Erbin Hall, the school's historic main building sits approximately 12 feet west of the proposed west wall location. Building Code does not allow window openings within ten feet of this exit. While code would allow windows elsewhere on the facade, the applicants have chosen to omit any windows from this elevation. Any windows would not be very visible given the narrow distance between the buildings, and any windows would look across this narrow gap to windows on the east face of Erbin Hall. Staff finds that these circumstances justify a lower ratio of wall to openings on the west facade.</p>
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Attachment E - Design Standards for New Construction and Associated Design Guidelines

	<p><b>13.17 Canopies and awnings should be considered to emphasize the first floor and entrance.</b></p> <ul style="list-style-type: none"> <li>• Install awnings that fit the dimensions of the opening to emphasize the rhythm and proportions.</li> <li>• Cloth, canvas, or metal awnings or canopies are appropriate.</li> <li>• Vinyl and other synthetic materials are discouraged.</li> <li>• Illumination that shines through an awning is inappropriate and should be avoided.</li> </ul> <p><b>13.19 The use of date stones or cornerstones displaying the building's date of construction is encouraged.</b></p> <p><b>13.22 Large areas of wall plane should have an appropriate finish.</b></p> <ul style="list-style-type: none"> <li>• Consider articulation and modeling of the materials.</li> <li>• Mirrored glass should be avoided as a primary material.</li> </ul>	<p>Staff finds that the proposed windows are compatible in size, proportions, profiles and configuration with the building's institutional design and abstract style. The same framing system is proposed for the colored clerestory glazing surrounding the gymnasium wing.</p> <p>All proposed windows are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.</p> <p>The building's entrance is clearly located at its southwest corner and is detailed with a glass and metal storefront. Horizontal metal canopies are also used to emphasize the building's main entrance on the quad as well as the 2<sup>nd</sup> Avenue entrance to the Early Childhood Education Center.</p>
<p>7. SIGNAGE LOCATION</p> <p>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><b>Staff Analysis – Complies</b></p> <p>Building name and directional signage concepts similar to signage typically approved on similar projects are included with the proposal. They will be refined in consultation with Staff prior to final approval. As an alternative, they may be reviewed later as a separate application.</p>

# ATTACHMENT F: City Department Comments

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## **Building Code**, Steve Collett, [steven.collett@slcgov.com](mailto:steven.collett@slcgov.com)

From a building code standpoint; the summary on page 6 is pretty straight forward and I don't have any additional comments on the construction type, number of stories, area, or occupancy group. However, I would like to add the following:

- Per IBC 705.3 Buildings on the same lot.
  - For the purposes of determining the required wall and opening protection, projections and roofcovering requirements, buildings on the same lot shall be assumed to have an imaginary line between them.
  - Where a new building is to be erected on the same lot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that the exterior wall and opening protection of the existing building meet the criteria as set forth in IBC Sections 705.5 and 705.8.
- All construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.

## **Transportation**, Kevin Young, [kevin.young@slcgov.com](mailto:kevin.young@slcgov.com)

The proposed on-site ADA parking area does meet the requirements for maneuvering, as long as no other vehicle parks in the area. The area where the ADA vehicle backs into to exit should be marked as "No Parking". If this ADA stall is required to be van accessible, the stall width is too narrow. For a van accessible parking stall, the width of the stall needs to be 11' with a 5' access aisle. If this ADA stall does not have to be van accessible (meaning the required van accessible ADA stall is provided elsewhere) the total width shown is adequate, but should be adjusted. Instead of a 9' stall and a 4' access aisle, the stall should be 8' and the access aisle 5'.

I have a few questions and comments regarding the proposed off-site parking. Is the existing off-site parking currently used to meet other parking requirements and would it be double-counted for this project? If so, does it meet shared parking requirements or is additional parking needed for this project? In looking at the off-site parking lots, it appears the existing ADA parking does not meet ADA standards. As mentioned above, a van accessible ADA parking stall needs to be 11' wide with a 5' access aisle. Regular ADA stalls must be 8' wide with a 5' access aisle. Access aisles can be shared between two ADA stalls. It looks like only one of the existing ADA stalls has an access aisle. The parking layout would need to be adjusted so that all ADA stalls meet the requirement of having an access aisle.

## **Public Utilities**, Kristeen Beitel, [kristeen.beitel@slcgov.com](mailto:kristeen.beitel@slcgov.com)

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must be separated by a minimum of 3' horizontally and 12" vertically. Water and sewer lines require 10' minimum horizontal separation and 18" minimum vertical separation.
- A Commercial and Industrial User Questionnaire (CIUQ) will need to be completed during building permit review.
- Site utility and grading/drainage plans will be required for building permit review. If the area of disturbance is over 1 acre, then erosion control plans will also be required.

- SLC Ordinance only allows one culinary water meter per parcel. This parcel is not following that ordinance – it appears that each building has its own water meter and service. To follow ordinance, this new building would need provided service from one of the existing water meters on site. I have sent an email to my manager to see if there is some sort of agreement in place to allow separate meters for each building on this property. This seems a bit unique with how many meters are installed currently. I will let you know what I find out.
  - Follow up response on 3/5/21: An entirely new, separate meter for the new building will not be allowed, but we also won't require you to clean up the entire site in regards to the one meter per parcel policy. Likely, we would want to see the new building being serviced off of one of the existing meters in the area. We would also ask to combine any services on the parcel in the vicinity of the work. (We would dig into this and make final determinations during the building permit review.)
- There are 6" water mains in B Street and Second Ave. These may not be large enough to support the required fire hydrant demand of the new building. (See next note for how we deal with this.) Also, if a new fire hydrant is required (public or private), then the 6" mains will be inadequate. State law requires a minimum main size of 8" for any hydrants. It would be a good preliminary design step to research if the existing fire hydrants are close enough to the proposed structure. The need for a new hydrant will automatically trigger a water main upsize, regardless of required fire flow demand
- Applicant must provide fire flow (fire hydrant demand per IFC Appendix B and fire suppression system design flow) and culinary water demands to SLCPU for review during the building permit application process. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner's expense. Required improvements on the public water system will be determined by the Development Review Engineer. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.
- If the building requires fire sprinklers, then a separate fire service will be required to the building. Fire service cannot be provided from a culinary water service line.
- New building will require a new sewer lateral to Second Ave or B Street. I do not have capacity information available on these sewer mains, so I am including the following note regarding sewer demand. I do not anticipate that this development would cause a capacity issue at this location, but we will still need to see the sewer demand to verify.
- Applicant must provide sewer demand calculations to SLCPU for review during the building permit process. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public sewer system will be determined by the Development Review Engineer. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.
- There appears to be an old sewer lateral in the vicinity of the proposed building. This should be verified to be unused and then shown for abandonment as part of this project.
- Floor plan shows a concession area. If this will have any floor drains, floor sinks, or other plumbing exposed to food waste, then pretreatment will be required prior to discharge to the public sewer. This is required for any food preparation or production (essentially any situation that food waste or grease can get into the sewer). An exterior, below-grade grease interceptor with 4 ft sampling manhole (sized by a licensed design professional) would be required for plumbing in the concession area or any other kitchen/food prep use.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.

- Stormwater treatment is required prior to discharge to the public storm drain. Utilize green infrastructure to remove solids and oils.
- Because this project is on a parcel that is over 1 acre (2.5 acres per PU records), then a Technical Drainage Study will be required addressing detention for the overall site. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3 hour design storm using the farmer Fletcher rainfall distribution. If there is already an approved Technical Drainage Study for the site and detention is already provided for the entire site that meets these requirements, then a drainage memo may be allowed in place of the full study. (Previous study would also need submitted for review and verification of compliance.)
- If the area of disturbance is over 1 acre, then a SWPPP will be required.
- Street lighting upgrades could be required along frontages of work. This is coordinated with the Street Light Program Manager during building permit review.

**Fire,** Douglas Bateman, [douglas.bateman@slcgov.com](mailto:douglas.bateman@slcgov.com)

- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet or less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction of road travel.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (80,000 pounds) and shall be surfaced to provide all-weather driving capabilities.
- The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet
- Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
- Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.
- Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
- Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet, measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office.
- Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building.
- Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

# ATTACHMENT G: Public Process & Comments

## Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- December 14, 2021 – The Greater Avenues Community Council was sent the 45 day required notice for recognized community organizations. The applicant presented at their February 2, 2022 meeting. The chair provided comments attached herein.
- December 14, 2021 - Property owners and residents within 300 feet of the development were provided early notification of the proposal. Comments received are attached.
- December 2021 – March 2022 – The project was posted to the Online Open House webpage.

Notice of the April 7, 2022 public hearing for the proposal included:

- March 28, 2022
  - Public hearing notice sign posted on the property
- March 24, 2022
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division listserve

Notice of the May 5, 2022 public hearing for the proposal included:

- April 22, 2022
  - Public hearing notice sign posted on the property
- April 21, 2022
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division listserve

## Public Input:

Public comments received before April 1, 2022 are included with the [April 7, 2022 Staff Report](#).

Comments received subsequent to April 1, 2022 and prior to the posting date of April 28, 2022 are attached in the following pages.

## **ATTACHMENT H: [April 7, 2022 Staff Report & Attachments](#)**

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- [Link to Copy Online](#)

# **ATTACHMENT I: April 7, 2022 Minutes**

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- Draft Minutes

# **ATTACHMENT J: Historic Information**

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- National Register Nomination

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	
DATE ENTERED	

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC  
ROWLAND HALL-ST. MARK'S SCHOOL  
AND/OR COMMON

**2 LOCATION**

STREET & NUMBER  
205 1st Avenue  
CITY, TOWN  
Salt Lake City  
STATE  
Utah  
VICINITY OF  
02  
COUNTY  
Salt Lake  
CODE  
035  
NOT FOR PUBLICATION  
CONGRESSIONAL DISTRICT

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> PARK
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> RELIGIOUS
		<input type="checkbox"/> NO	<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME  
Rowland Hall-St. Mark's School  
STREET & NUMBER  
205 First Avenue  
CITY, TOWN  
Salt Lake City  
STATE  
Utah  
VICINITY OF

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.  
Salt Lake City and County Building  
STREET & NUMBER  
2nd East at 4th South  
CITY, TOWN  
Salt Lake City  
STATE  
Utah

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
Utah Historic Sites Survey, Utah State Register  
DATE  
1972  
 FEDERAL  STATE  COUNTY  LOCAL  
DEPOSITORY FOR  
SURVEY RECORDS  
Utah State Historical Society  
CITY, TOWN  
Salt Lake City  
STATE  
Utah

**7 DESCRIPTION**

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Rowland Hall-St. Mark's School today occupies a block in the Avenues Historic District bounded by A and B Streets on the west and east, and by First and Second Avenues. They originally faced south, looking across lawns and tennis courts toward the Salt Lake Valley. A new classroom building along First Avenue now closes off the view and creates a partially enclosed "quadrangle" in the west half of the block. The east half of the block contains three mansions purchased by the school in the Twentieth Century for additional classroom space and faculty housing.

The first building of Rowland Hall was the Watt-Haskins home, one of the most impressive adobe houses in the Avenues. It was built as a two-story gable roofed structure about 1862 and enlarged in the Georgian style with a truncated-hip roof about 1871. After the house became the home of Rowland Hall in 1880, it was remodeled again. A new mansard-like double hip roof with large (south) front and side dormer windows was added to provide third floor dormitory space. The panelled wood cornice is decorated with paired brackets. Quoins accent the corners of the building. Windows are six-over-six pane double-hung units with wide, plain trim. A long one-story front porch with panelled cornice and square columns cover the front of the house. Inside, the first floor still has Nineteenth Century interiors, including a southwest front parlor, a central stair hall with lincrusta wainscoting and a carved banister, and a large east-side library with leaded glass front bookcases.

At the rear of the Watt-Haskins house are two large brick additions, containing dormitories and dining facilities, that triple the size of the original house. Built in the late Nineteenth Century they continue the dormered double hip roof and bracketted cornice of the house, but may be easily distinguished from it by the brick construction and narrower arched windows with corbelled drip molding.

To the east of the Watt-Haskins house, separated from it by the narrow chapel, is a large brick classroom building constructed in 1906. The building is a factory-like structure with a two-story rear section and three-story center section, both with flat roofs. The south front portion of the building is decorated in the Georgian Revival Style to echo the Watt-Haskins house, with a dormered roof, bracketted cornice, quoins, and six-over-six pane windows. The front center second story window has a semi-circular fanlight under a gable in the Georgian manner. There is a one-story front addition. Inside, the large second floor front library has a dramatic two-story height with a complex wood beamed ceiling.

The chapel between the Watt-Haskins house and the classroom building was conceived at the same time as the classroom structure but was not built until 1910. It is set back creating a small three-sided court yard that serves as the main entrance to the three buildings. The chapel building has a long gable roof with a bracketted cornice topped by a cross at the south (front)

Form No. 10-300a  
(Rev. 10-74)UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

gable end. On the second floor is the sanctuary with its altar at the north end. The chapel interior has exposed wood roof trusses, small stained glass windows set high in the unplastered red brick walls, and dark wooden pews that step up parallel to the side walls. Natural lighting comes from a large leaded glass Gothic window with simple tracery at the south end of the chapel. The first story of the chapel contains classrooms and a hall connecting the Watt-Haskins houses with the 1910 classroom structure. The main entrance to the school, sheltered outside by a bracketed hood, opens onto the hall.

The three main buildings of Rowland Hall-St. Mark's School looked out over the Salt Lake Valley to the south until 1970. In that year a new classroom building was built along First Avenue on the south portion of George Watt's original half-block lot, creating a campus "quadrangle." The new building is a modern two-story brick structure by architects Snedaker Budd & Watt with blank walls, and windows set in the chamfered corners. The structure's shallow mansard roof and grey brick echo in modern form the original buildings of the school. An arched walkway through the center of the building creates a dramatic frame for the older structures to the north, and maintains a visual link with the valley to the south.

On the east half of the block along B Street are three mansions purchased by Rowland Hall and St. Mark's in 1922 and 1956 for use as classrooms and faculty housing. The homes are painted grey with white trim to match the buildings on the "quadrangle" to the west, but they remain separate from it, not integrated by any landscaping.

The Joseph Rawlins house, 231 First Avenue at the corner of B Street, was built in 1887 and purchased by Rowland Hall in 1922. It is a two-and-one-half story Italianate Style brick structure. It has a complex irregular plan with gable roofs and dormer windows. The southeast front entrance of the house is marked by a two-story rectangular tower. Next to the tower is a segmental brick bay window that extends through the roof of the house with a wooden dormer section. On the east (B Street) side of the house is a shorter segmental brick bay window, as well as two elaborate chimneys with corbelled brick work. A one-story southeast porch, now partially enclosed, has wooden ionic columns. The house has segmental arched second story windows and round-arched first story windows, and several corbelled brick belt corners.

The 1888 Joseph E. Caine Mansion at 67 B Street is notable for its unusual brick and stone decoration. It is made up of a small main hip-roofed section with two story north, south, and east gabled projecting bays, and a gabled one-and-one-half story rear wing. Around the edge of the roof is a corbelled brick parapet with a wooden cornice that has tiny pediments at the corners. At the peak of the gables the cornice rises into a single corbel step above the ridge line of the roof with checkerboard pattern brickwork. Windows have stone and brick rim including a variety of corbelled drip molding.

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The Priscilla Paul Jennings Mansion, built about 1901 at 87 B Street on the corner of Second Avenue, shows influence of the Classical Revival Style popular at that time. It has a large hip roofed main section with two (east) front dormer windows. These are one south and two north gabled bays that contain chimneys. The gables have pediments with modillions, and are finished in stucco with decorative wood framing. A heavy cornice with modillions and dentil molding runs around the house. There is a recessed, enclosed second story northeast porch, and a one-story enclosed porch with decorative panes in the windows. The heavy, gabled front porch has a dentilled cornice with modillions and returns. It is supported by heavy round columns on posts with balustrades between. Next to the front porch is a one-story wooden front bay window.

The Caine and Jennings Mansions were purchased in 1956 when the St. Mark's boys school was reactivated requiring additional classrooms and faculty housing.

**8 SIGNIFICANCE**

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW						
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION			
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE			
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN			
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER			
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION			
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)			
		<input type="checkbox"/> INVENTION					

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Rowland Hall-St. Mark's School occupies a distinct niche in Utah's educational and religious history, and its significance as an institution has additional merit because of the individual architectural and historical interest of the buildings that comprise the campus.

Rowland Hall-St. Mark's has antecedents that make it one of the oldest established religious schools in Utah. The Episcopal Church has never been numerically strong in Utah, although it was among the first non-Mormon religious to assign clergymen in the area. Unlike the other Protestant churches, however, the Episcopal Church has never adopted a program of evangelizing the Mormons. Their school program was established to serve the needs of Episcopal communicants and of those seeking a superior college preparatory education for their children. By contrast, the Presbyterian and Methodist Churches established mission schools that subsidized the education of Mormon children. The intent, openly avowed, was to wean the children away from Mormonism. Episcopal educational and religious policy was to maintain a low profile in the Mormon/Gentile conflict, and to concentrate on providing education for the middle and upper classes.

Episcopal education commenced with the arrival of George Foote and Thomas W. Haskins, in May 1867. Taking over a Sunday School program from a departing Congregationalist minister, they moved on to create the St. Mark's Grammar School of Boys, which met in a bowling alley. This was followed by the St. Mark's School of Girls, which was operated independently for ten years. In 1880 an Episcopal lay woman, visiting in Salt Lake City, felt that there was a need for improved educational facilities, especially for girls growing up in mining camps and on ranches. So a boarding school for daughters of the nouveau riche entrepreneurs of Utah's mines and ranches was endowed and named for her husband, Benjamin Rowland.

For a time the two schools operated separately, with Rowland Hall being exclusively for boarders and St. Mark's School for Girls serving day students. Economy eventually determined that the two schools merge, and Rowland Hall continued on to serve both types of student. Its generous endowment also allowed it to flourish even during those difficult years when free public education became generally available throughout Utah in 1896, causing the demise of most religious schools. The St. Mark's School for boys did not survive this period, and was not re-established until 1956. The two schools have now been combined, and offer some of the finest private education in the state.

The Rowland Hall-St. Mark's Campus has four houses, a classroom section, a chapel and a new classroom building. The homes were originally built as single family residences and belonged to several prominent Utahns. The other buildings and numerous additions to the original home were built for the school.

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George D. Watt-Thomas W. Haskins House

The original Rowland Hall was in a home that was built by George D. Watt. Watt, a Mormon convert from England, came to Nauvoo, Illinois, in 1842. Just before the Mormons were driven out of this area, George was called on a mission to England. In 1850 he was released from his mission and he and his family came to Utah.

George worked for the Deseret News, the Mormon newspaper, after he came to Salt Lake City. He was hired by Brigham Young as a clerk and as a reporter for the Utah legislature in 1853. Watt also published a journal which included the speeches of the Mormon leaders. He continued to publish Journal of Discourses until 1868 when he left the office of Brigham Young. Watt also was one of the main promoters of the Deseret alphabet, a phonetic alphabet that was to help the immigrants learn English easier and the sencultural industry in Utah.

In 1868 Watt, who had been one of the strongholds in Young's office, left the employ of the church. He set up a mercantile business with Robert Sleater and William Ajax. According to family tradition, the store eventually went out of business because the Mormon leaders advised the church members not to patronage it because it had "gentile" business connections in Chicago.

In 1869 Watt became interested in the Godbeites, a group of Mormons who had broken off from the main body partially because of a dispute over the role that Brigham Young, a prophet, should play in temporal affairs. His interest in the Godbeites grew and by 1874 he was a member of that group.

This house was built in approximately 1862 on some property that Watt had received from Brigham Young. During that year Watt was working in Young's office and he received credit for some carpentry work and some lime from the church. He was probably building this adobe house then with these materials. Watt lived in this house until about 1869 or 1870 when he moved his family to Kaysville. Watt sold the home and property and by 1870 Warren Hussey, the banker who persuaded Bishop Tuttle to come to Utah, owned the house. He sold it in 1871 to Thomas W. Haskins, one of the Episcopal missionaries.

Thomas might have lived in this house for about the next three years. According to Tuttle, Haskins had been living in the rectory while Tuttle was in Montana and Idaho. When he returned to Salt Lake in 1871 Haskins moved so Tuttle could have the house, but Tuttle does not say where Haskins lived. During the period that Haskins lived here he was the principal of the St. Mark's School which met at the nearby St. Mark's Church. For a while he was the chaplain at Fort Douglas. In about 1873 he left Salt Lake and by 1891 he was in Los Angeles.

Haskins probably maintained the George D. Watt House, but he enlarged it. To increase the floor space, he removed the gable roof and added a section on to the rear of the house. He then put a truncated roof on the house. According to the photographs at the Utah State Historical Society, this change took place in about 1871 when Haskins acquired the property.

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In 1880 Reverend Kirby received title for the property on behalf of his mother-in-law, Mrs. Rowland. The title was then put in the name of Bishop Tuttle. The property is now in the name of the school but if for any reason the school is closed, the property would be returned to the Episcopal diocese of Utah.

The George D. Watt-Thomas W. Haskins House was the original home of Rowland Hall. It was used for classes and for boarding the teachers and students. Since 1870 the school has made several additions to the house including opening up the top of the house for a third floor and the addition of two brick sections to the rear of the house. These sections are the same height as the adobe house and the entire building is painted the same color so the brick sections blend in with the adobe house.

Classroom Section and Chapel

There was constantly a need for more rooms for the school. The school officials made several plans to build on the block but they were never carried out because there were no funds available. In 1900 Felix Brunot, a man from Philadelphia, donated \$35,000 to the school. With the new funds, Bishop Abiel Leonard hired an architect, Theodore Davis Beal, to design a new school house. Beal made plans to add a chapel and a classroom building on the original house and by 1906 the plans were ready. Beal suggested that the \$35,000 was not enough to finish the work and that the classroom building be completed first.

A three-story brick and frame building that appears on the 1898 Sanborn map was probably torn down in 1906 to build the new classroom. The cornerstone of the new school was dedicated on October 17, 1906, by the new bishop, F. S. Spalding. The new building increased the space at the school but left the church school with an enormous debt. In 1909 the school sent out an appeal for money to overcome the debt and to help construct the chapel.

The appeal for money was successful and provided enough funds to build the chapel. In 1910 Bishop Spalding signed an agreement with David R. Smith and George A. Smith of Smith Brothers to build the chapel. The chapel was completed that year and a pipe organ was added in 1911.

Since 1910 several additions have been made to the rear of the classroom building. Since the additions are to the rear and are painted the same color as the 1906 building, they do not detract from the historic character of the building.

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Joseph L. Rawlins House

The Joseph Rawlins House was built in 1887. Rawlins, the original owner, is significant in Utah politics. An attorney, he helped form the Democratic party in 1894. In 1893 he was a delegate to Congress and was instrumental in legislation passed to return Mormon property to the L.D.S. Church and to enable Utah to be admitted to the Union. Rawlins was also one of the first senators to the United States Congress from Utah. He held that office from 1877 to 1903. Rawlins lived here until 1907. Rowland Hall bought this house in 1922 for additional classroom space.

Joseph E. Caine House

This house was built in 1888 for Joseph E. Caine. Caine was prominent in Salt Lake businesses. He was manager of the Caine and Hooper Company, an insurance company. Sidney E. Hooper was president and Caine's father, John T. Caine, was vice-president of the company. Joseph resigned that position to become a cashier at Utah Savings and Commercial Bank. He later became the secretary and manager of the Commercial Club in Salt Lake. In 1913 he moved to Oakland where he was secretary of the Oakland Chamber of Commerce. When St. Mark's School was opened again in 1956, the Episcopal Church bought this house for additional classroom space.

Priscilla Paul Jennings House

Priscilla Paul Jennings, the second wife of William Jennings, was the original owner of this house. William Jennings owned a meat market and then expanded into the mercantile business in Salt Lake. In 1869 he built the Eagle Emporium and he was instrumental in the founding of Zions Cooperative Mercantile Institution, the leading Mormon business in Salt Lake City. He was elected mayor of Salt Lake City in 1882. He died in 1886. Jennings built the Devereaux Mansion. For many years it was the social entertainment center of Salt Lake. William and Priscilla entertained the dignitaries that came through Salt Lake City in that house.

Priscilla had the house built about fourteen years after William's death. She lived here until she died in 1918. Priscilla was active in the Mormon Church. She served on the Relief Society general board, the governing body for the LDS Church's women's organization.

In 1956 the house was sold to Rowland Hall. Since then it has been used as a home for school officials and classrooms.

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

U.S.H.S. photograph collection, 979:21, pp. 9, 10.  
 Rowland Hall, manuscript Collection, Utah State Historical Society  
 Salt Lake City building permits, Utah State Historical Society.  
 Daniel S. Tuttle, Reminiscences of a Missionary Bishop. New York: Thomas Whittaker, 1906.  
 Sanborn maps, 1898, 1911, University of Utah.

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY less than one acre.

QUADRANGLE NAME \_\_\_\_\_ QUADRANGLE SCALE \_\_\_\_\_

UTM REFERENCES

A	1,2	4,2,5,5,6,0	4,5,1,3,5,4,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION

All of Plat D Block 16.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

**11 FORM PREPARED BY**

NAME / TITLE	Jessie Embry/Project Historian	DATE	January 1979
ORGANIZATION	Utah State Historical Society	TELEPHONE	(801) 533-6017
STREET & NUMBER	307 West 200 South, Suite 1000	STATE	Utah
CITY OR TOWN	Salt Lake City		

**12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION**

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL  STATE  LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE: *J. Phillip Keene III*

TITLE: J. Phillip Keene III, State Historic Preservation Officer

DATE: \_\_\_\_\_

FOR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	DATE _____
KEEPER OF THE NATIONAL REGISTER	DATE _____
ATTEST: CHIEF OF REGISTRATION	DATE _____

Attachment J - National Register Nomination & Photos

Rowland Hall-St. Mark's School

205 E. 1st Avenue, Salt Lake City, Salt Lake County



#14

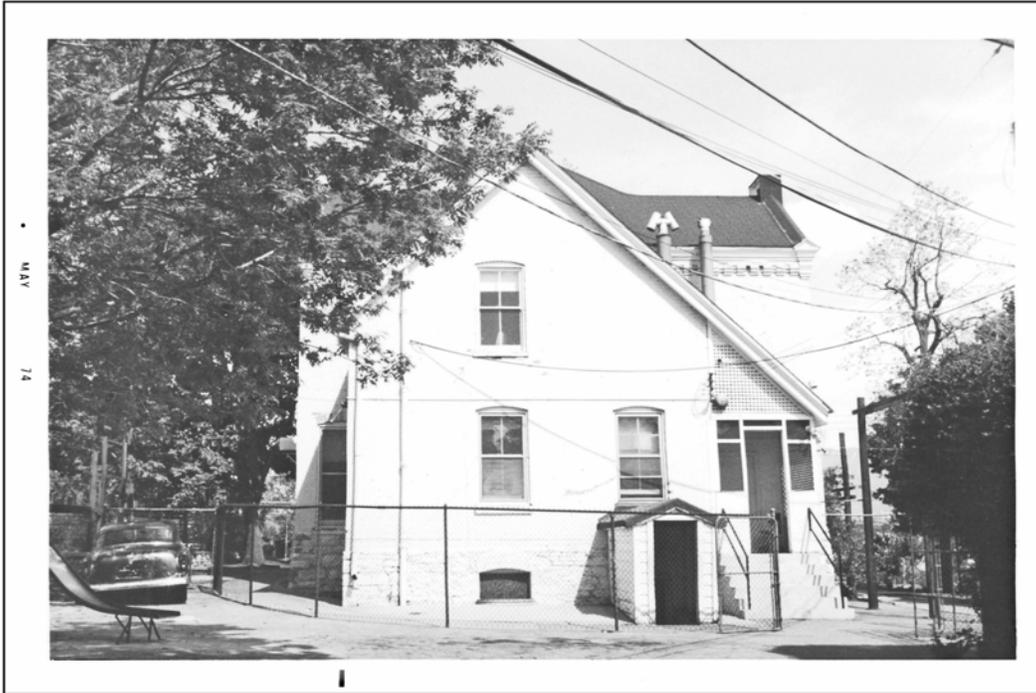


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#16

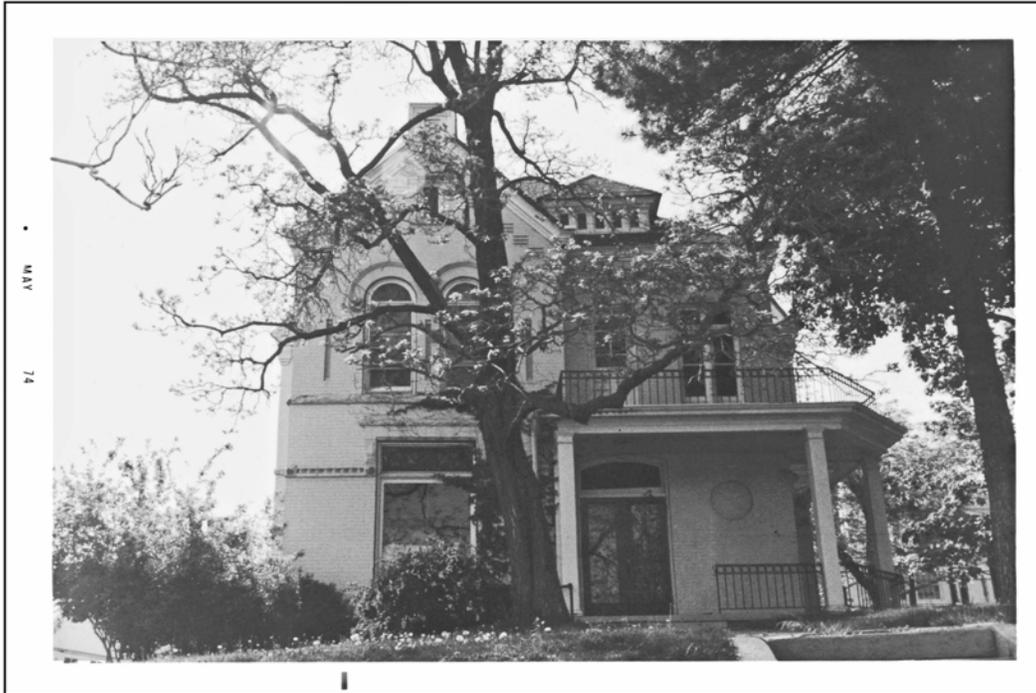


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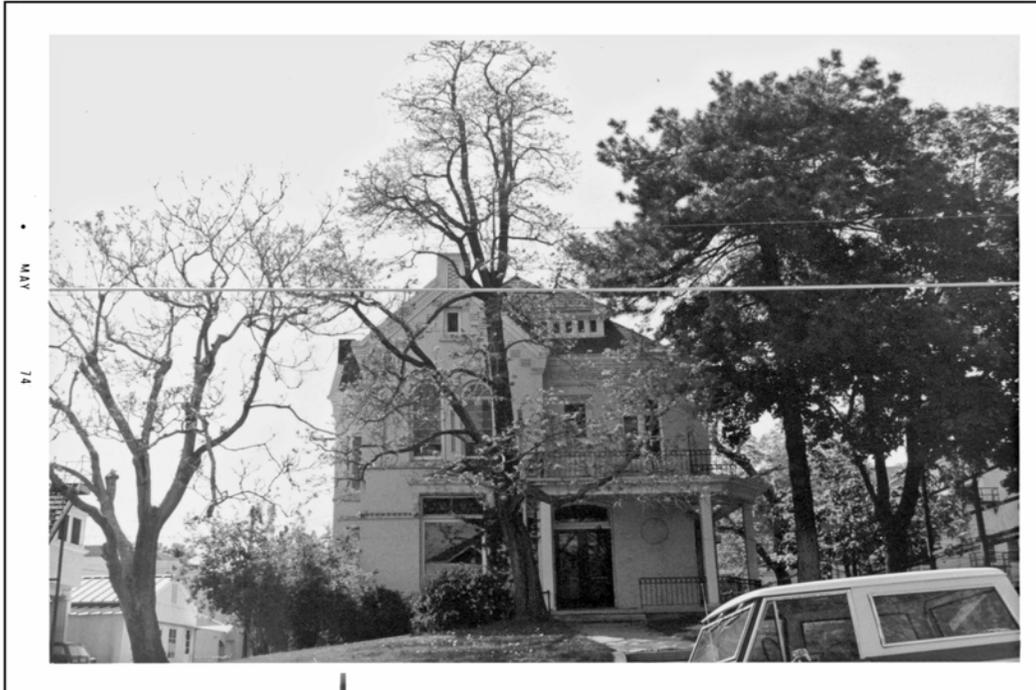
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#19



#18

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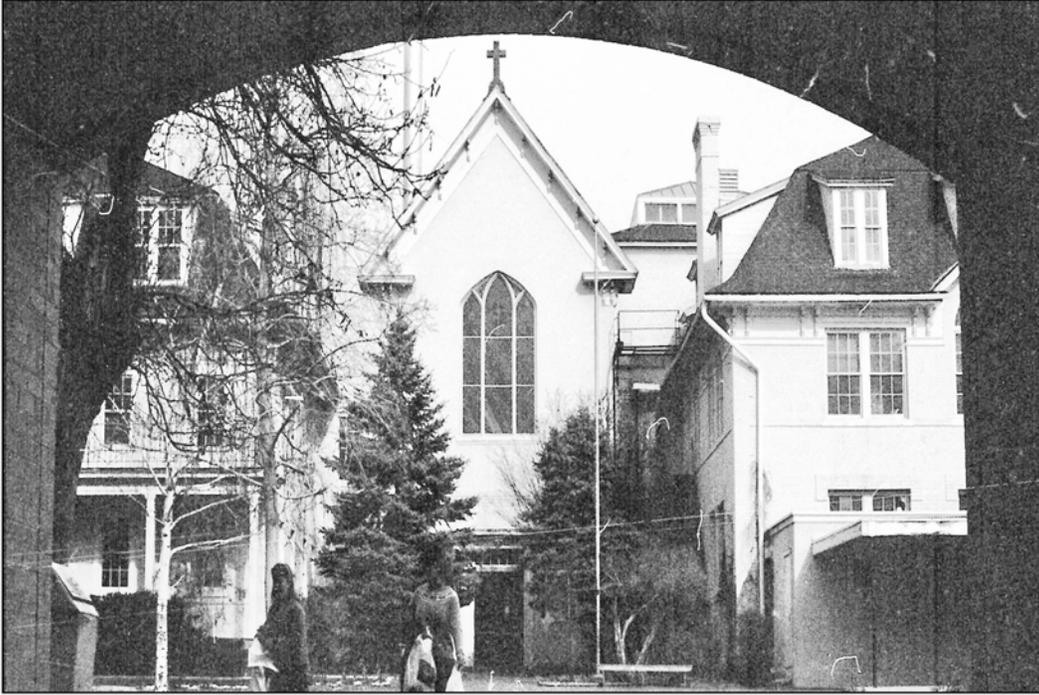
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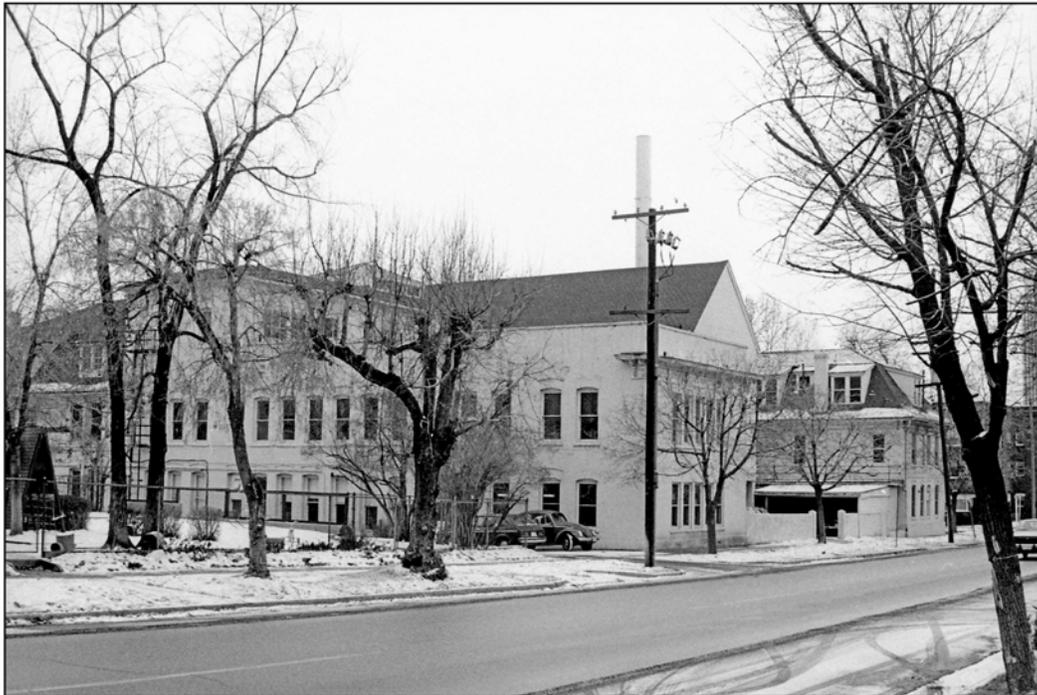
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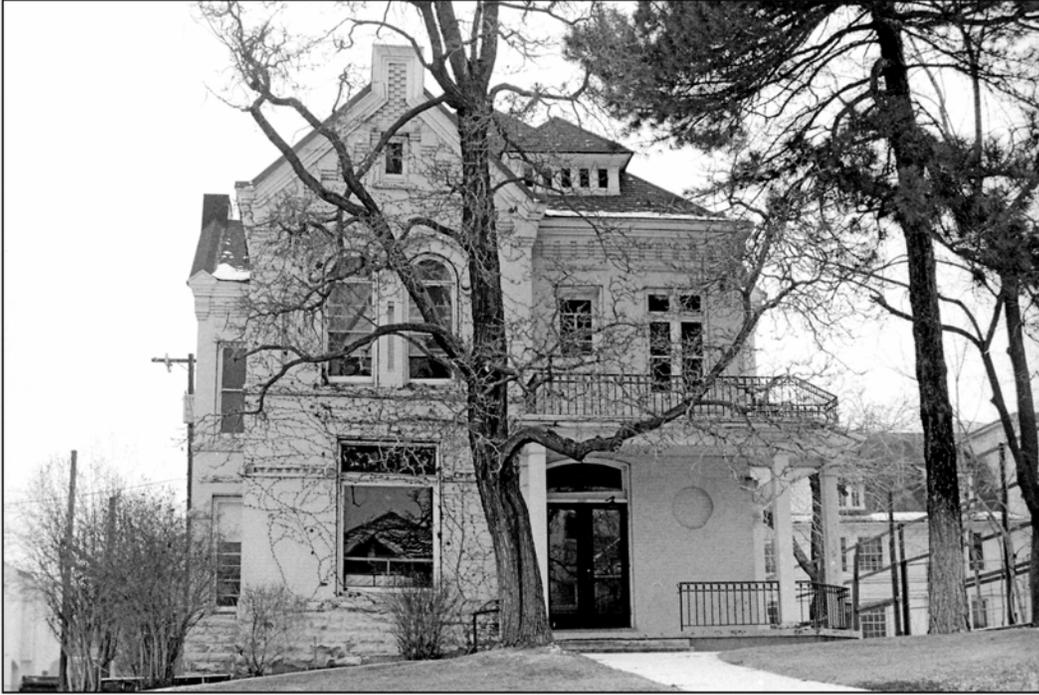
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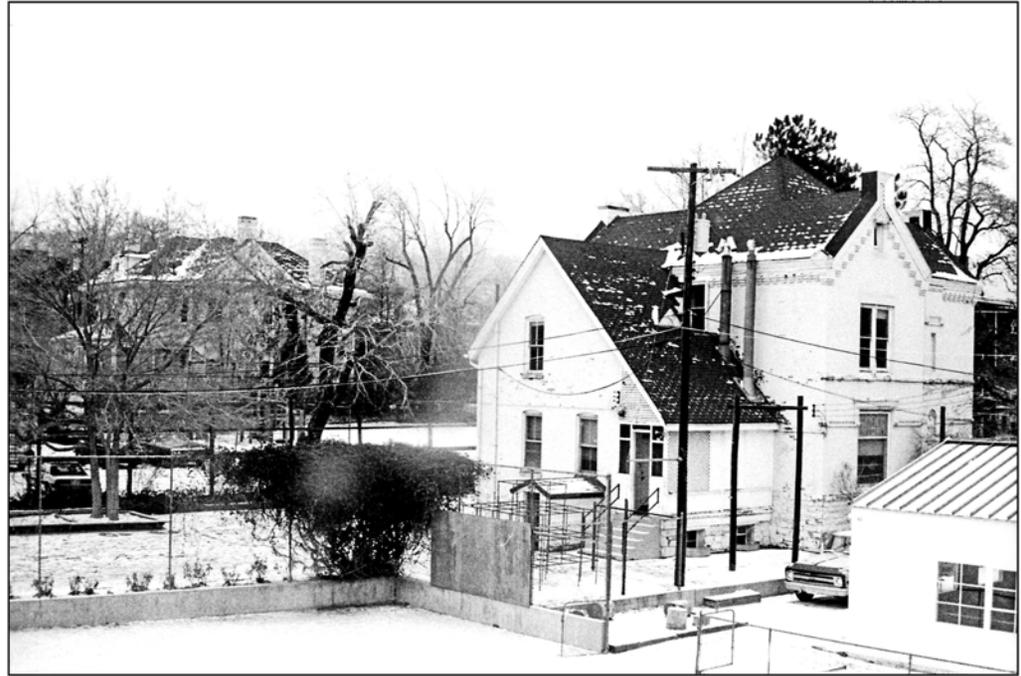
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