



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

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

**From:** Sara Javoronok, AICP, Senior Planner  
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**Date:** January 5, 2023

**Re:** Modifications to PLNHLC2021-00967 New Construction and PLNHLC2021-00966 Special Exception at 237 N. Almond Street

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**Property Address:** 237 N. Almond Street  
**Parcel ID:** 08-36-432-048-0000  
**Historic District:** Capitol Hill  
**Zoning District:** RMF-45 (Moderate/High Density Multi-Family Residential District)  
**Master Plan:** Capitol Hill  
**Design Guidelines:** Design Guidelines for Residential Properties

## ACTION REQUESTED:

On January 6, 2022, the Historic Landmark Commission approved the new construction of a single-family dwelling on Almond Street in the Capitol Hill Historic District. The staff report and approved plans for the proposed dwelling can be found here:

<http://www.slcdocs.com/Planning/HLC/2022/01.%20January/00966StaffReport.pdf>

The applicant is requesting modifications due to higher-than-expected costs for the approved dwelling. The applicant is requesting that the Historic Landmark Commission review the revised plans and approve the modifications to their prior approval.

## RECOMMENDATION:

Based on the information and findings in this staff memo, it is the Planning staff's opinion that the proposed modifications to the approval granted by the Historic Landmark Commission on January 6, 2022, meet the applicable standards for New Construction in a Local Historic District and staff recommends that the Historic Landmark Commission approve the request with the following condition:

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

## ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Revised Narrative and Plan Set](#)
- C. [RMF-45 Zoning Standards](#)
- D. [Analysis of Standards for New Construction](#)
- E. [Applicable Design Guidelines](#)

## BACKGROUND:

The dwelling received New Construction and Special Exception approval from the Historic Landmark Commission on January 6, 2022. Since the submittal of the application, the Special Exception process was removed from the zoning ordinance and these requests are now reviewed as modifications. The subject property is in the Capitol Hill Historic District and is zoned RMF-45. The approvals were as follows:

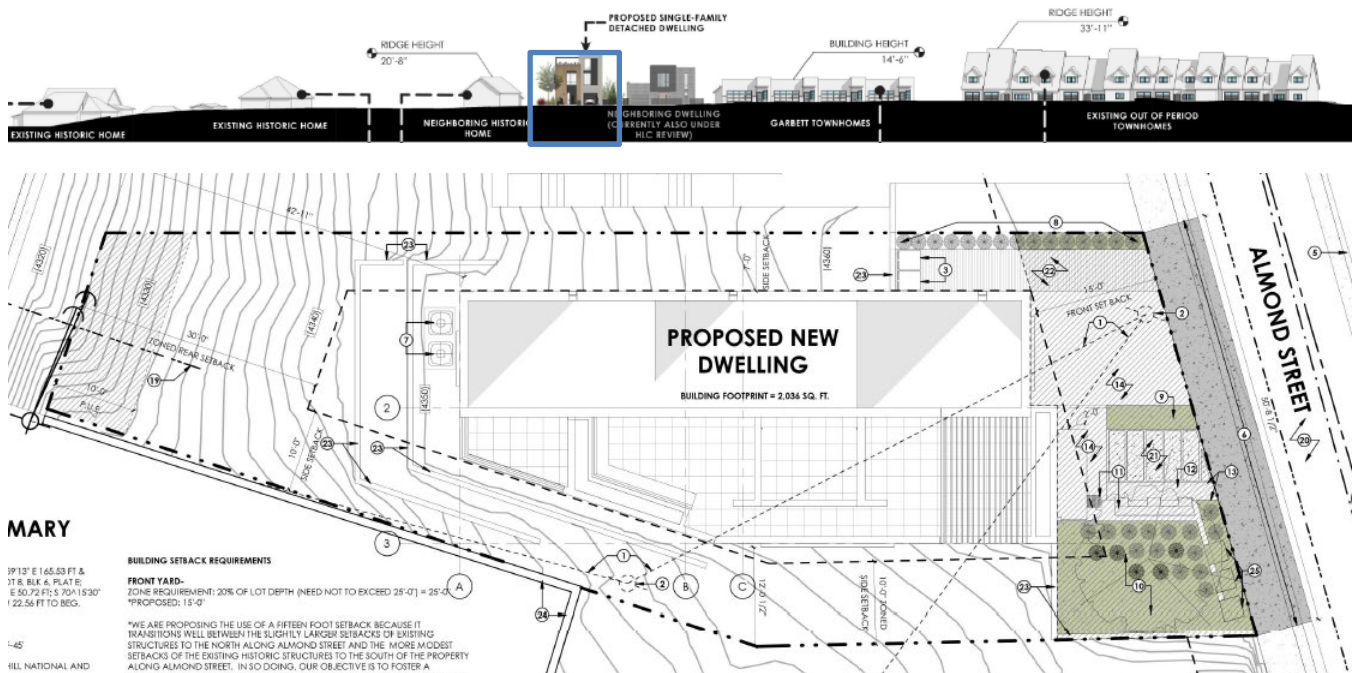
- New Construction approval, which is required for all new dwellings in historic districts.
- Special Exception approval for a modification of the front (east) yard setback from 25 feet to 15 feet and the side (north) yard setback from 10 feet to 7 feet.

The construction costs for the dwelling came in higher than expected and the applicant is requesting modifications. This includes a small reduction in the overall square footage, changes to the design, removal of the street-facing tandem garage and replacement with a two-car carport to the rear. Additionally, the applicant is requesting a change to the previously approved modification of the north side yard setback. The request is to decrease the north side yard setback from 7 feet to 4 feet (10 feet required). The applicant is requesting a new modification to reduce the distance of the driveway from the adjacent property line from the required 6 feet to 4 feet.

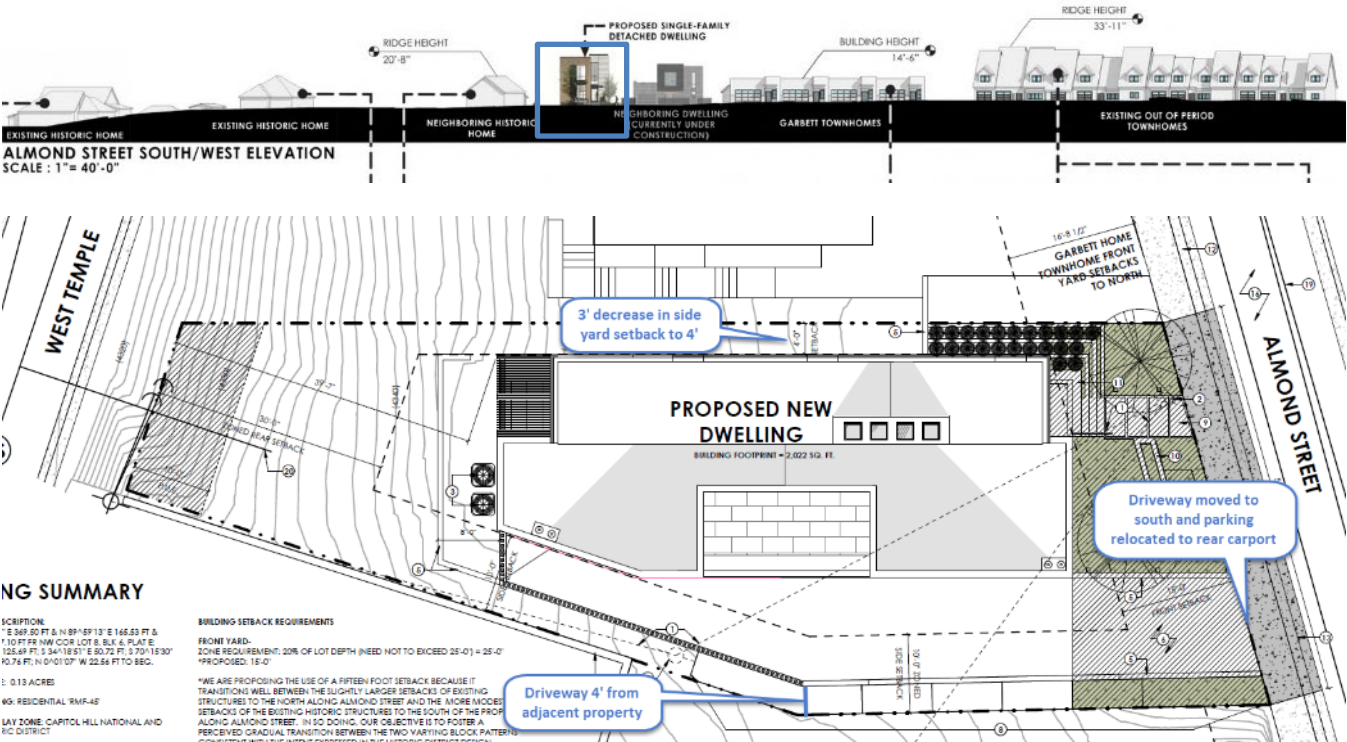
## APPLICANT'S REQUESTED MODIFICATIONS:

The applicant is requesting modifications that exceed what staff can review administratively. The proposed modifications and details regarding the dwelling are described in the narrative and plans in Attachment B. The approved and proposed modifications are identified below.

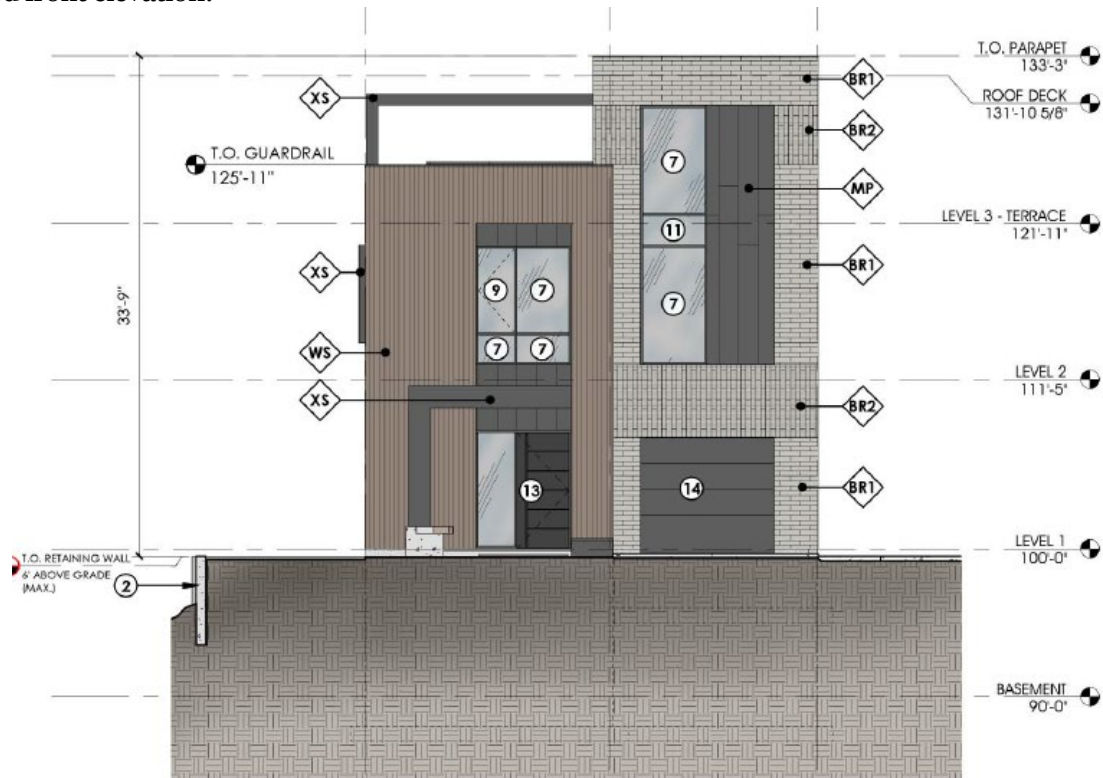
Approved streetscape and site plan:



Proposed streetscape and site plan:

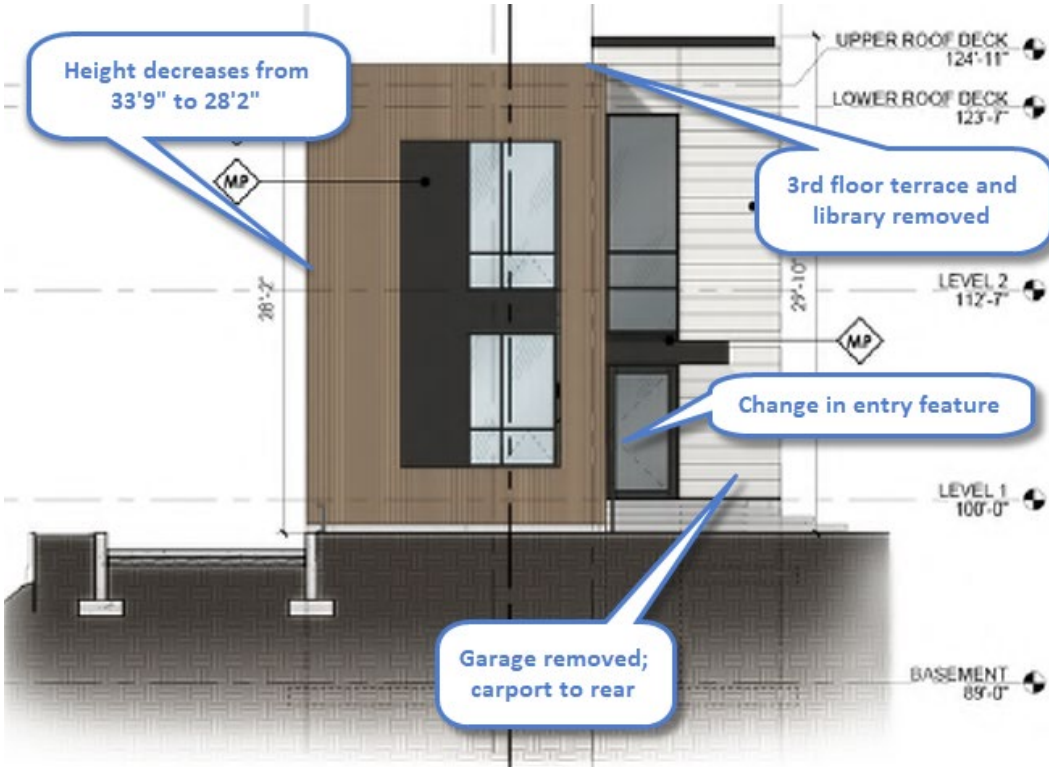


Approved front elevation:

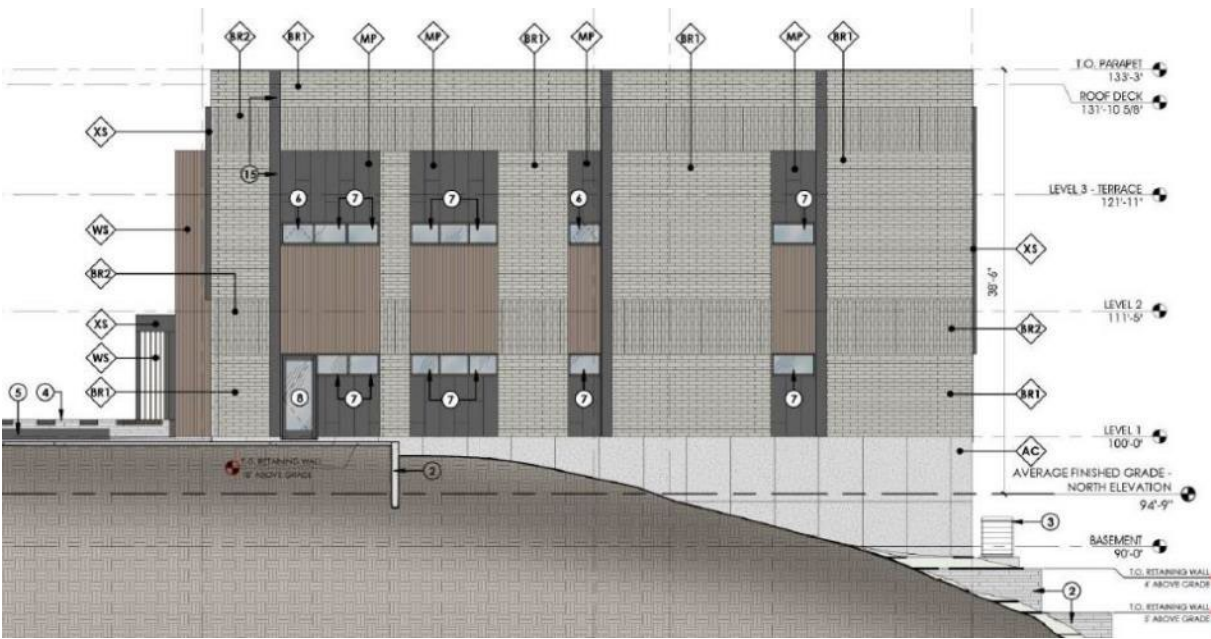




Proposed front elevation:

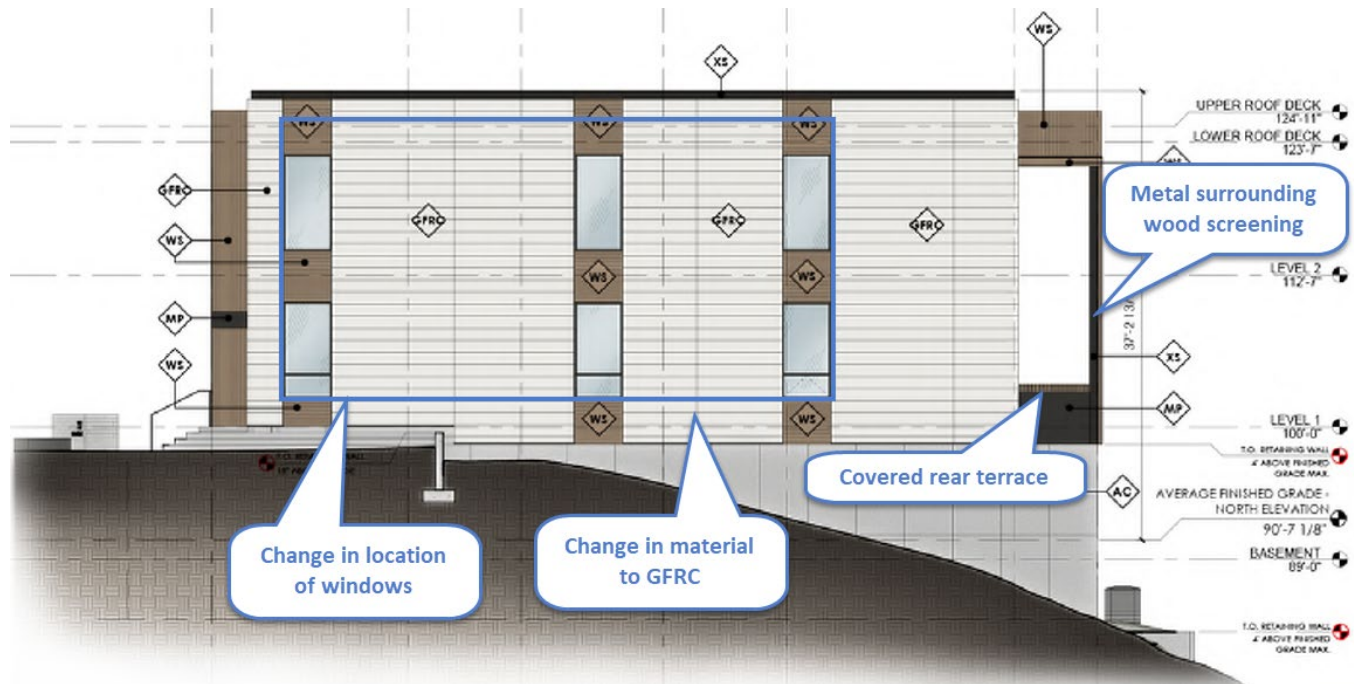


Approved side (north) elevation:





Proposed side (north) elevation:



Approved side (south) elevation:

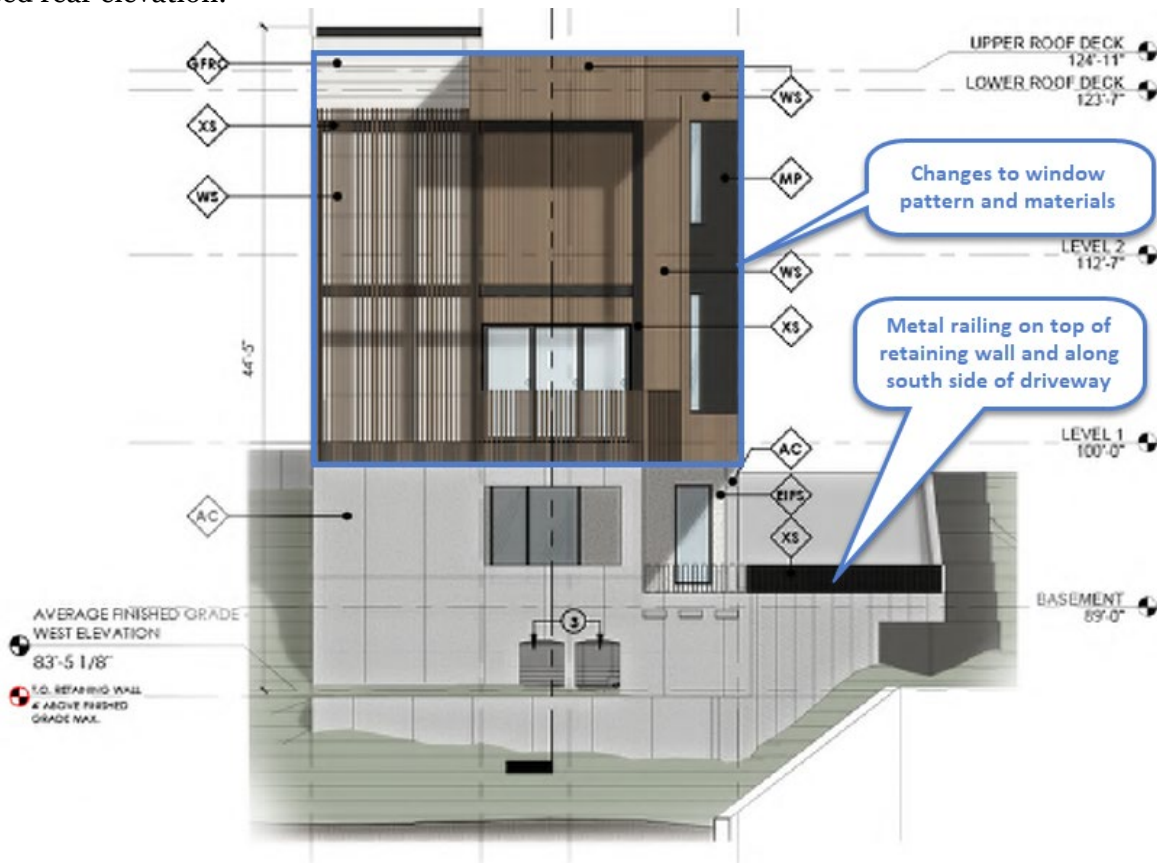


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This architectural section drawing illustrates the vertical levels and structural details of a building. The drawing includes the following elements:

- Vertical Levels and Elevation:**
  - T.O. PARAPET:** 133'-3"
  - ROOF DECK:** 131'-10 5/8"
  - LEVEL 3 - TERRACE:** 121'-11"
  - LEVEL 2:** 111'-5"
  - LEVEL 1:** 100'-0"
  - BASEMENT:** 90'-0"
- Structural Details and Callouts:**
  - BR1, BR2:** Bracing points.
  - XS:** Structural steel connections.
  - MP:** Moment-resisting joints.
  - WS:** Wall section.
  - EF:** Exterior finish.
  - AC:** Air conditioning units.
  - 7, 11, 12:** Window or door identifiers.
  - 3:** Mechanical equipment.
  - 2:** Retaining wall.
  - 1:** Foundation or ground level.
- Ground and Retaining Wall Information:**
  - T.O. RETAINING WALL 18' ABOVE GRADE (MAX.):** Indicated with a red circle and crosshair.
  - AVERAGE FINISHED GRADE - WEST ELEVATION:** 88'-9"
  - T.O. RETAINING WALL 8' ABOVE GRADE (MAX.):** Indicated with a red circle and crosshair.
  - T.O. RETAINING WALL 5' ABOVE GRADE (MAX.):** Indicated with a red circle and crosshair.
- Dimensions:**
  - 44'-5":** Overall height dimension.

Proposed rear elevation:



## KEY CONSIDERATIONS:

### Modifications

Staff supports the modifications requested by the applicant. The applicant previously requested two Special Exceptions, which are now reviewed as modifications. The requests are for lot and bulk modifications that may be permitted for properties in historic districts per 21A.06.050.C.6. The requests are as follows:

- 1) The applicant is requesting a modification in the front yard setback from 25' to a minimum of 15' (this request is unchanged from the approval).
- 2) The applicant is requesting a modification in the north side yard setback from 10' to 4'.

This is an increased reduction from the approved 7'. The proposed dwelling is approximately 28' wide. The lot is approximately 50' and the required 10' setback would result in a narrower façade and living space. The 10' setback in this zoning district is required for uses other than single-family attached and multi-family dwellings. The proposed 4' side yard setback on the north, with a 10' setback on the south, is equal to the setback required for single-family dwellings in less intensive residential districts. The result is that the rear of the proposed dwelling would be approximately 13' from the side of the approved dwelling to the north. This reduction allows for the 12' wide driveway to the south of the dwelling, which also accommodates the removal of the garage on the front. The requested modification is supported by staff.

- 3) The applicant is requesting a new modification from the original approval for the distance of the driveway from the adjacent property line from the required 6' to 4'.



The proposed modifications remove the street-facing tandem garage and add a carport to the rear. The carport is accessed from a driveway to the south of the dwelling. 21A.44.020.F.7.a.2 requires a driveway to be a minimum of 6' from the property line. The proposed driveway is the minimum 12' width. The reduction to 4' from the property line places the driveway approximately 12' from dwelling to the south at the closest point, which is the rear of the dwelling.

### **Changes to Design**

The applicant is proposing significant changes to the design of the building. These changes are identified above on the elevations. The front elevation changes are significant since the proposal:

- Removes the street-facing tandem garage and adds a carport to the rear
- Replaces the brick veneer with glass fiber reinforced concrete (GFRC) panel
- Removes the third-floor library and terrace and decreases the height of the structure 5'7" to a height of 28' 2"
- Simplifies the front entry canopy to a projecting canopy
- Changes the front door to a wood door with a full, single-lite and removes the sidelight to the left of the entry

On the north elevation, the proposal changes the orientation and location of the windows. They increase in size substantially. The primary material on this façade changes from brick veneer to GFRC. For the south elevation, there are changes in the window size and location. The second-floor recessed balcony increases in size. There is a two-car carport and entry on the lower level. The refuse and recycling storage is moved from the north setback to the carport. On the rear, the first-floor terrace encompasses the width of the façade and is screened with wood siding. With the addition of the driveway to the carport, there is a 7' retaining wall along the west side of the driveway. It is topped with an approximately 2' metal railing that extends along the south side of the driveway.

Staff supports the changes to the design of the dwelling. The percentage of durable cladding material is 91.2%, which is greater than the 89.4% with the original approval and exceeds the 80% required. While a common feature on this street, particularly with newer construction, staff supports the removal of the street-facing tandem garage. Staff also supports the reduction in height that, while significantly under the 45' permitted, is more compatible with the existing structures on the block face.

### **DISCUSSION:**

The applicant is seeking modifications to the previous approval for New Construction and Special Exception approvals for a single-family dwelling in the Capitol Hill Historic District. The proposal and modifications are consistent with the adopted standards for New Construction and the Residential Design Guidelines for New Construction. The modifications to the form and massing of the proposed dwelling remain compatible with adjacent properties. This is particularly true with the mixed character of this area in the historic district.

### **NEXT STEPS:**

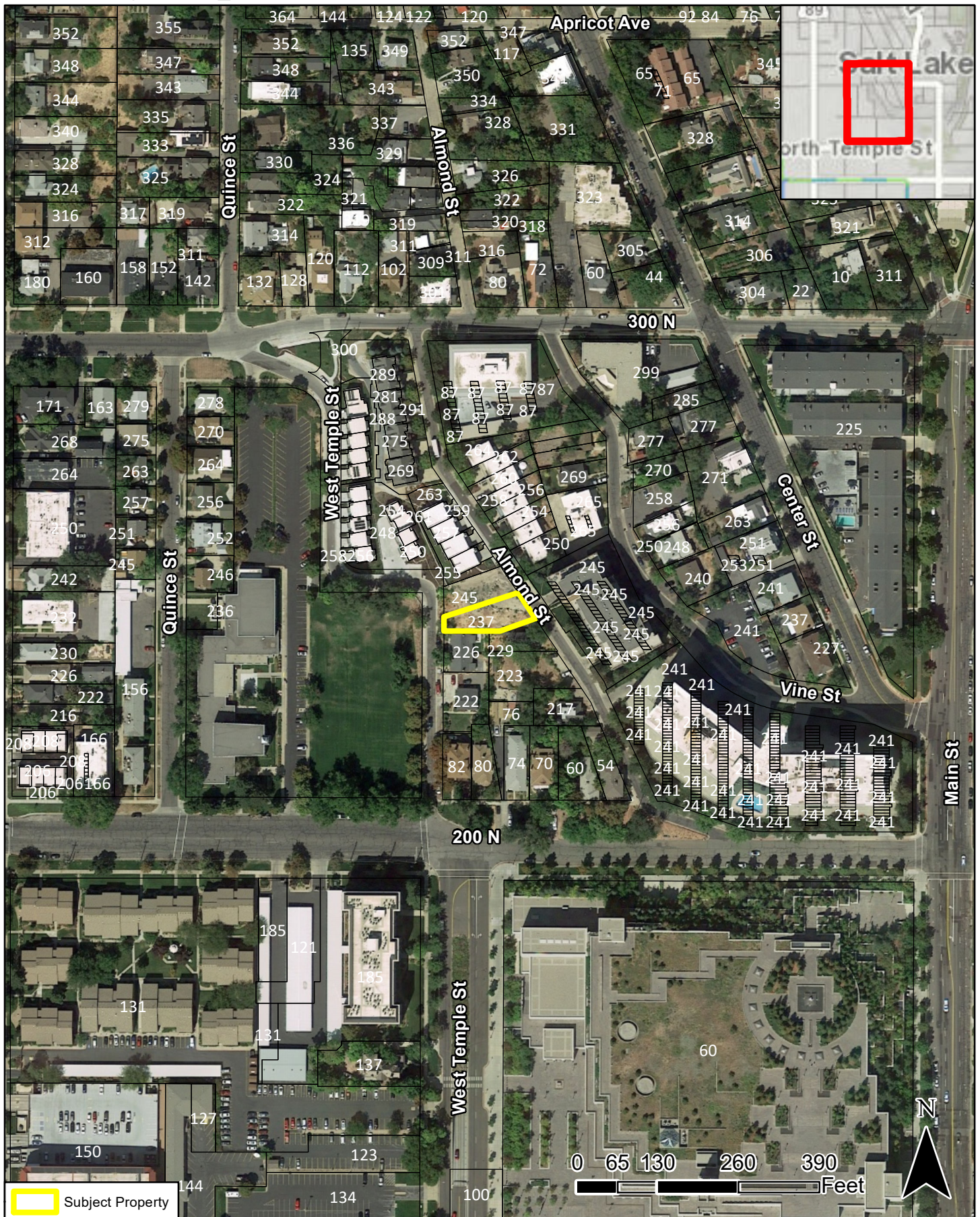
If the modifications are approved by the Historic Landmark Commission, the applicant would be issued a Certificate of Appropriateness for the proposed New Construction and then proceed to the building permit stage. If the Commission disagrees with Staff's recommendation and does not want to approve the modifications, the applicant requests that the Commission issue a one-year extension of approval for the original approval from January 6, 2022.

## **ATTACHMENT A: VICINITY MAP**

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# Vicinity Map





## **ATTACHMENT B: MODIFICATIONS SUBMITTAL**

# 237 N. ALMOND STREET RESIDENCE

## PROJECT NARRATIVE

### Project Description

The proposal is for the new construction of a single-family detached dwelling (4,711 gross square feet) on a currently vacant lot at 237 North Almond Street. The proposed home design will be a 3 bedroom/3-1/2 bathroom residence with a carport below the main floor accessed from a walk-out basement. The design is comprised of two stories with a partial basement which will be predominantly of typical wood-framed construction over a concrete foundation and slab on grade with minimal use of structural steel framing/reinforcement where required.

The design balances the intended program within the maximum building height allowed within the RMF-45 zone while reducing the building mass slightly in height along its south side to gesture more closely to the height of the existing historic structure along that side of the property.

The design intent calls for the exterior materials to be a mix of wood siding, metal panels, glass-fiber reinforced concrete (GFRC) panels, aluminum-clad wood windows, and EIFS stucco to provide durability and human scale which speak to the historic character of the district while being applied with a contemporary sensibility to a modern-style home.

Since the design last came before the landmarks commission, the plans have been revised to address budgetary concerns posed by cost escalations within the construction market since the original design was completed. The key design changes which have been made are: removal of the tandem garage fronting directly to Almond Street in favor of a car port below the residence towards the rear of the site; a shift of the building three feet further north towards property boundary to allow for new driveway down from Almond Street to the proposed car port while still providing a landscape buffer along the south edge of the property; removal of a partial third level (approx. 665 square feet of interior space) and a roof terrace (approx. 683 square feet of exterior space) from design scope; and lastly, a switch from use of a full-brick masonry veneer to GFRC panels as the predominant cladding material on the north mass of the residence.

As noted, the car port and driveway revisions will require the applicants to seek additional north side yard setback modification to effectively reduce the setback from 7'-0" (as previously approved) down to 4'-0". The previously approved front yard setback modification to 15'-0" is maintained in the current design approach to aid in transitioning the setbacks of contemporary construction to the north of the property with more modest setbacks of historic properties to its south.

### Existing Conditions

The lot is currently unbuilt and there are no known historic photographs or architectural drawings of any prior structures which may have existed on the parcel in the past. To the best of our research the last known reference we have been able to locate for prior structures on the lot is found on the 1950 edition of the Sanborn Insurance Maps. At that time, it appeared that the land which currently approximates our site location had a duplex style structure which had long since been demolished prior to applicant's acquisition of the lot.

The lot is located in the RMF-45 zone. To the south there is a single-family house fronting Almond Street and a duplex fronting West Temple; both are in the RMF-35 zone (contributing structures to the district). To the west (and across West Temple) lies a large grass field and a former LDS meeting house which has been converted into a K-8 private school and is zoned institutional.

To the east, immediately across the subject lot, are the Trevi Towers that are located in the RMF-75 Zone. On the Almond Street side, however, the Trevi towers are appreciably taller than 75' in height but are grandfathered under current status.

To the north, the adjacent lot (also located in the RMF-45 zone) is currently under construction for a single-family detached dwelling.

# Site Design Guidelines

## STREET AND BLOCK PATTERNS

1. Alleys and Streets – The plan of alleys and streets in a historic district is essential to its historic character and should be preserved.

Response: Almond Street and West Temple will not be affected by the proposed new construction which is an infill of a currently empty lot with no alleys running through it. Improvements will be made to the sidewalk in front of the project which will bring the street design up to the standards of the area. The existing sidewalk is currently in bad shape and in need of much repair.

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

Response: The street and block patterns that comprise the immediate context of this site primarily consist of large multi-family apartment and condominium projects with some single-family structures. The existing structures represent a large range of architectural styles and time periods. The proposed new construction respects this existing street and block pattern. The scale of the building is similar to the other single-family properties on the street while fitting nicely within the context of large and tall adjacent multi-family structures. The proposed new construction is oriented to address the street and human scale existing on Almond Street. Thus, the orientation, scale, and form of the proposed dwelling will have a role in supporting a coherent street pattern.

## BUILDING PLACEMENT AND ORIENTATION

3. Settlement Pattern – When designing a new building, the historic settlement patterns of the district and context should be respected. This includes consideration of building setbacks, orientation, and open space (See individual district guidelines for Capitol Hill)

Response: The submitted design is responsive to its surrounding context by maintaining consistent building orientation and open-space patterns along the street and within the district.

The applicants are seeking modifications to the front and north side yard setbacks to address site specific concerns for constructibility and to remain sensitive to the siting of the structure relative to existing adjacent historic structures along the south property line.

Specifically, a front yard setback of fifteen feet is being proposed to help mediate the setbacks of structures bordering on either side of the subject parcel. The front yard setback for the structures along the street to the north vary in range with the existing Garbett townhomes to the north setback as close as 16'-8" from the street. The adjacent lot to the north which is currently under construction appears to have an anticipated 24'-4" setback at its closest point to the Almond Street frontage while the existing historic structure to the south has a setback of only 8'-2." Furthermore, the remainder of the historic structures to the south of the parcel along Almond Street similarly share smaller front yard setbacks. The applicants assert that a 15-foot setback will help to better transition between the varied contemporary building pattern to the north and the front setback pattern of the historic structures to the south on Almond Street.

If calculated by current ordinance based on the greatest length of lot depth, a front yard setback of 25 feet would be required; however, the irregular shape of the subject parcel makes the calculated front yard setback measurement impractical and out of character for the existing street pattern. Upon research of prior applications, the commission has recognized that the irregular shaped parcels on Almond Street make the measurement of all yards difficult and impractical compared to regularly shaped lots. The approach taken by applicants meets the criteria found in the published design



guidelines for the Capitol Hill Historic District which acknowledges that the Marmalade subdistrict is characterized by a wider variety of front setbacks to the street and that the intent is to maintain the established character of the subdistrict.

Finally, it should also be noted that the applicants are seeking the front yard setback modification to allow for the proposed building footprint to be sited in such a fashion to minimize radical regrading of the historically established site topography. The subject site has appreciable grade changes from east to west and substantive regrading would be unfavorable, if not prohibitive, given an existing retaining wall already placed near an existing structure to the south of the property's West Temple frontage. The proposed design is only able to maintain the minimum side yard setback away from this existing retaining wall/structure through the minimized front yard setback.

A reduction in the north side yard setback from 10'-0" as outlined in the ordinance to 4'-0" is being sought by applicants for the purposes of allowing greater distance from the south lot line in order to facilitate the under-grounding of existing overhead utility lines and allow for a driveway to access the proposed carport below the residence. The design has already made every reasonable effort to maintain a modest building width which still accommodates the intended program and room sizes of the residence. The requested side yard setback reduction would still leave ample room between the proposed structure to the north as well as maintain suitable pedestrian and fire safety access. The lot immediately to the north was granted an identical reduction to a 4'-0" side yard setback (which is being sought by applicant) with the city's planning staff acknowledging that other residential zones allow for 4' setbacks for single family detached development.

4. Front and Entrance Oriented to the Street – The front and the entrance of a primary structure should orient to the street.

Response: The proposed new construction is oriented so that the principal entrance and access is from Almond Street which all the other structures on that street use as well. The entry to the proposed new construction faces Almond Street and is highlighted by a small site stair ascending to a projected canopy to demarcate the front entrance. The design offers a sheltered recess beyond the front plane of the home and canopy to further gesture to front porches common throughout the district. The front stoop and choice to move parking below the structure offer greater street presence to the residence and helps to create a sense of neighborhood and activity along the face of the building.

## MASS & SCALE

5. Human Scale – A new building should be designed to reinforce a sense of human scale.

Response: The massing of the proposed new construction reinforces the existing street and block patterns and fits within its immediate context as another single-family home at human scale. The building has a stepped massing approach, as well as employs an articulated use of wood siding, metal panels, and a smaller scale of glass -fiber reinforced concrete panels to create a composition which helps break down the scale to create a welcoming environment. This will help reinforce the existing feel of the neighborhood.

6. Similar Scale to Established Scale – A new building should appear similar in scale to the established scale of the current street block.

Response: Almond Street is currently bordered by single-family residences and large condo and apartment towers. Care has been taken with this new construction to create a dwelling that will seamlessly blend the variation of massing on this street. To be sensitive to the scale of the adjacent structures, the building mass reduces slightly along its south side to gesture more closely to the height of the existing historic structure along that side of the property.

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

Response: The flat roof form of the proposed new construction respects the range of forms and massing found within the district. The district as well as the majority of existing structures in the immediate context contain similar flat roof forms.

8. Scale and Front Façade – A front facade should be similar in scale to those seen traditionally in the block.

Response: The proposed new construction is consistent with existing massing along Almond Street. The tallest portion of the proposed structure is consistent in height with existing out of period townhomes to the north and east of the subject parcel. As further explained below, the subject parcel is bordered to the east by the Trevi Tower Apartments and Zion Summit Condominium Building south of that, which are substantively taller grandfathered structures. To be sensitive to the scale of the adjacent historic structures to the south, the south side of the building to lower the building mass to help transition down to the existing historic dwelling immediately to the south. We believe this appropriately blends the existing street face.

## HEIGHT

9. Height – Building heights should appear similar to those found historically in the district.

Response: The western portion of the Capitol Hill Historic district has many 2 -3 story structures which fall within similar building heights to the proposed design. In the immediate site context, there is a significant degree of variation in established building heights. The Trevi Tower apartment building immediately across the street as well as the Zion Summit Condominiums to the south are both appreciably more than 75' tall. Additionally, the out of period town homes to the north and east along Almond Street are 2-3 story multi-family structures of approximately similar height as our proposed new construction. To this end, the design situates the taller portion of its 2 stories massing towards these structures on its north elevation while using a slightly reduced height along its south side to transition building height to be more consistent with the current historic residences to the south. Therefore, the position of this building provides an intermediate step from the large apartment building (Trevi Tower) and multi-family structures to the north down to the more modestly postured historic residences along the south of Almond Street and West Temple.

10. Taller Backside – The back side of the building may be taller than the established norm if the change in scale would not be perceived from the public way.

Response: The back side of the building is taller than the front façade as it includes a walkout basement and covered carport while it adapts to the steepness of the lot. However, this is not perceived from the front public way along Almond Street. In addition, the taller nature of the back side of the building is similar to the typical pattern of contemporary structures to the north along Almond Street.

## WIDTH

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

Response: The width of the building is consistent with the surrounding out of period structures to the north. The proposed design has broken up its massing in such a way so as to allow for the front entry foyer to recede from the street slightly thus allowing the primary living spaces to feature

more prominently. The width of the primary building mass is more consistent in scale with the historic structure to the south which has no similar garage space.

## SOLID TO VOID RATIO

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

Response: The fenestration pattern on the front façade of the proposed new construction is designed to be of similar scale and proportion to that of historic windows found in the area. Larger windows contained on the design are proposed to be subdivided consistent with recommendations in the published design guidelines for the district. Fenestration has been considered to allow the design to maintain Crime Prevention Through Environmental Design (CPTED) principles of eyes on the street as well as produce other desired results for natural lighting and capturing views appropriate to the context. In concert with exterior cladding material orientation, the window pattern is utilized to reinforce and emphasize the verticality of the structure.

## Building Form Guidelines

### FORM AND VISUAL EMPHASIS

13. Building Forms – Building forms should be similar to those seen traditionally on the block.

Response: The form and footprint of the proposed building is consistent with the other buildings on the street. As mentioned in responses above, the building massing is varied to mediate the scale of both historic and out of period structures in the immediate context. Given the immediate context which reflects a complete range of styles, periods, and proportions, our proposal is not trying to replicate existing residences on the streetscape, as replication of historical styles is discouraged under applicable guidelines.

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

Response: The district seems to have a wide range of roof forms and building types. The proposed building uses a flat roof design which fits into the context of many of the buildings on the street and the district in general.

### PROPORTION AND EMPHASIS OF BUILDING FACADE ELEMENTS

15. Façade Proportion – Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.

Response: The general intention for the design has been to provide a single family detached home which feels consistent in scale with many of the surrounding multi-family townhomes typical of the western portion of the Capitol Hill district and the immediate site context. Consequently, the design has a more vertical emphasis in proportion and composition. The scale and orientation of proposed cladding materials continue this vertical emphasis while maintaining a relation to human scale. Additionally, the proposed front porch and horizontal orientation of the GFRC panels on the tallest mass of the structure allow for a vertical emphasis of the overall building massing while still offering gestures to reference human scale.



## RHYTHM & SPACING OF WINDOWS & DOORS

16. Window-Door Patterns – The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.

Response: The fenestration patterns proposed are designed to constitute a similar percentage of the building façade and are generally consistent in scale and proportion to that of historic buildings in the area while fitting the contemporary design of the project.

## Building Materials and Details

### MATERIALS

17. Building Materials – Use building materials that contribute to the traditional sense of human scale of the setting.

Response: The design intent calls for the exterior materials to be a mix of wood siding, metal panels, glass-fiber reinforced concrete (GFRC) panels, aluminum clad wood windows, and stucco to provide human scale which speaks to the historic character of the district while being applied with a contemporary sensibility to a modern style home.

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

Response: The mix of wood siding, glass-fiber reinforced concrete (GFRC) panels, metal panels, aluminum clad wood windows, and stucco have all proven durable and long lasting to the regional climate and have precedent within the district.

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

Response: The proposed exterior cladding materials are a mix of traditional materials that are established precedent and true to character inherent in the district as well as contemporary building materials which have been detailed to feel appropriate along side of more historic cladding options.

### WINDOWS

20. Vertical Emphasis – Windows with vertical emphasis are encouraged.

Response: The majority of the windows on the project have a vertical proportion and emphasis. Additionally, larger vertical design elements (window reveals) on the façade have been employed to reinforce the intended vertical emphasis of fenestration.

21. Reveals – Window reveals should be a characteristic of most masonry facades.

Response: While the current design does not call for masonry facades, the use of a ventilated cladding system around the majority of the residence will require all fenestration to utilize flashings to establish window reveals and give the building a greater sense of relief where openings occur.

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

Response: Window and door frames are intended to be aluminum-clad wood which is consistent with those traditionally used in the neighborhood. The profile of the frames is intended

to be consistent with the contemporary nature of the design and will be flashed and trimmed by traditional framing practices.

## ARCHITECTURAL ELEMENTS & DETAILS

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

Response: The proposed design does have accommodations which gesture to architectural elements consistent within the district. Given that the project is a new construction, and most of the immediate context is out of period structures which reflect a complete range of styles, periods, and proportions, our proposal is not trying to replicate existing historic residences on the streetscape, as replication of historical styles is discouraged under applicable guidelines. As has been mentioned, the intent has instead been to produce a design which is sensitive to the proportions, fenestration, and cladding that have historically been utilized in the district within a contemporary fashion.

24. Ornamental Elements – Where they are to be used, ornamental elements, ranging from brackets to porches should be in scale of similar historic features.

Response: The proposed design has generally eschewed ornamental elements to not specifically try to reference or replicate historic styles.

25. Contemporary Interpretations – Contemporary interpretations of traditional details are encouraged.

Response: The proposed front porch canopy and use of tongue and groove wood cladding detailing are examples of utilizing traditional elements in a contemporary interpretation.

26. Replication of Style – The replication of historic styles is generally discouraged.

Response: The proposed building does not attempt to replicate any historic style.

## LANDSCAPING AND LIGHTING

27. Retaining Walls and Fences – 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.

Response: Retaining walls and raised planters along the driveway are intended to provide an essentially level front yard along Almond Street consistent with neighboring properties to encourage a pedestrian oriented zone along the public right of way. Two trees are intended to be planted in the front yard to help maintain the street's established street tree canopy to further reinforce the walkability of the street. Applicant's best efforts are being made to maintain historic grade where feasible elsewhere on site with native, low-maintenance, water-wise plantings.

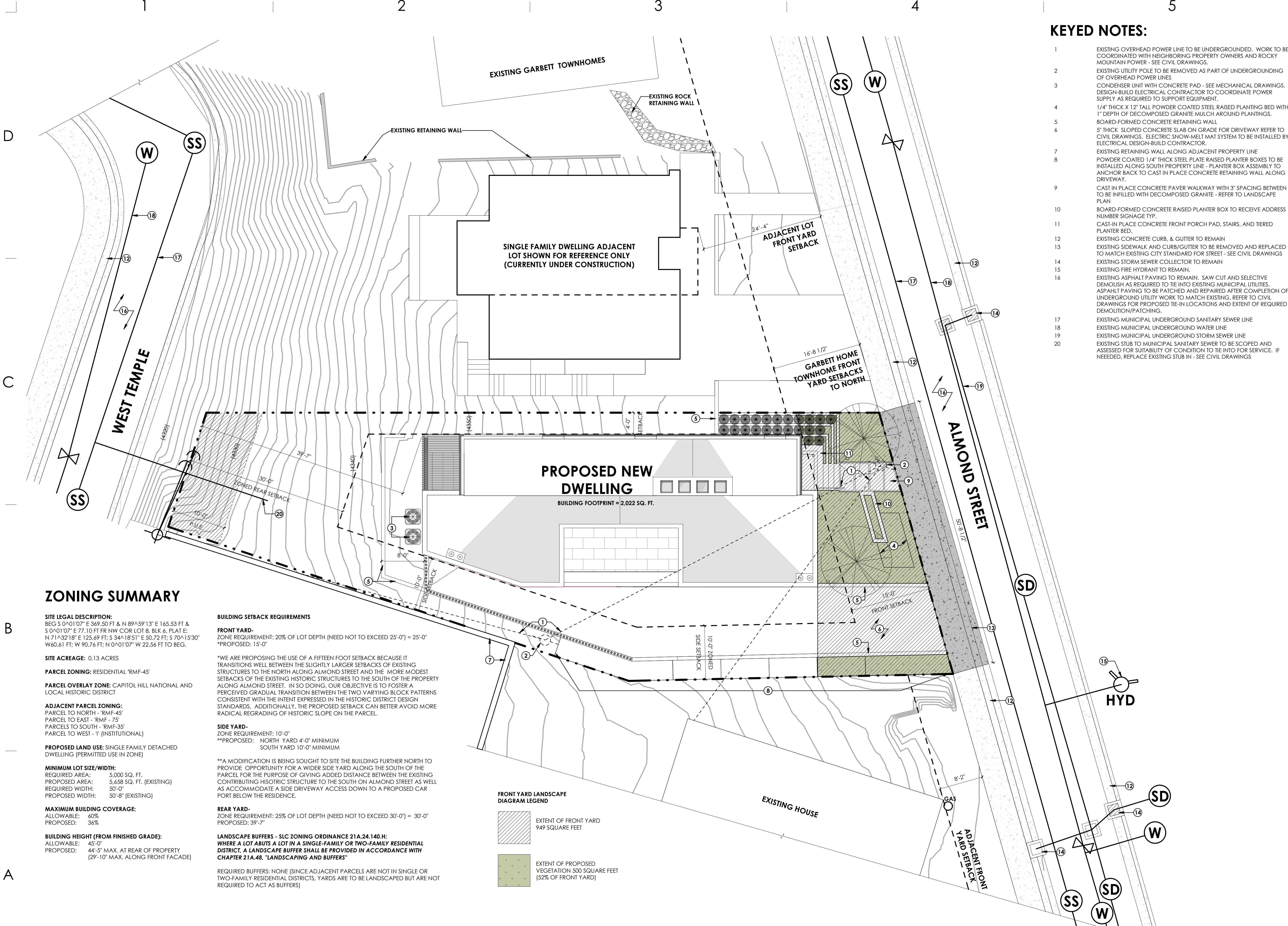
28. Landscape Structures – Landscape structures such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.

Response: Raised planters are to be used along the driveway and front entrance pathway to demarcate pedestrian access along the public right of way in a manner which is consistent with adjacent properties as well as in other areas throughout the district.

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

Response: Exterior lighting is intended to be kept minimal across the site so as to discourage unnecessary light pollution of the night sky. Site and exterior building lighting are to be prioritized to provide an emphasis on the front entrance and pathway accessing it from the public right of way as well as illuminate the building number signage to facilitate way-finding.





## ZONING SUMMARY

**SITE LEGAL DESCRIPTION:**  
BEG S 0°01'07" E 369.50 FT & N 89°59'13" E 145.53 FT & S 0°01'07" E 77.10 FT FR NW COR LOT 8, BLK 6, PLAT E: N 71°32'18" E 125.69 FT; S 34°18'51" E 50.72 FT; S 70°15'30" W 60.61 FT; W 90.76 FT; N 0°01'07" W 22.56 FT TO BEG.

**SITE ACREAGE:** 0.13 ACRES

**PARCEL ZONING:** RESIDENTIAL 'RMF-45'

**PARCEL OVERLAY ZONE:** CAPITOL HILL NATIONAL AND LOCAL HISTORIC DISTRICT

**ADJACENT PARCEL ZONING:**  
PARCEL TO NORTH - 'RMF-45'  
PARCEL TO EAST - 'RMF-75'  
PARCELS TO SOUTH - 'RMF-35'  
PARCEL TO WEST - 'I' (INSTITUTIONAL)

**PROPOSED LAND USE:** SINGLE FAMILY DETACHED DWELLING (PERMITTED USE IN ZONE)

**MINIMUM LOT SIZE/WIDTH:**  
REQUIRED AREA: 5,000 SQ. FT.  
PROPOSED AREA: 5,658 SQ. FT. (EXISTING)  
REQUIRED WIDTH: 50'-0"  
PROPOSED WIDTH: 50'-8" (EXISTING)

**MAXIMUM BUILDING COVERAGE:**  
ALLOWABLE: 60%  
PROPOSED: 36%

**BUILDING HEIGHT (FROM FINISHED GRADE):**  
ALLOWABLE: 45'-0"  
PROPOSED: 44'-5" MAX. AT REAR OF PROPERTY (29'-10" MAX. ALONG FRONT FACADE)

## BUILDING SETBACK REQUIREMENTS

**FRONT YARD-**  
ZONE REQUIREMENT: 20% OF LOT DEPTH (NEED NOT TO EXCEED 25'-0") = 25'-0"  
\*PROPOSED: 15'-0"

"WE ARE PROPOSING THE USE OF A FIFTEEN FOOT SETBACK BECAUSE IT TRANSITIONS WELL BETWEEN THE SLIGHTLY LARGER SETBACKS OF EXISTING STRUCTURES TO THE NORTH ALONG ALMOND STREET AND THE MORE MODEST SETBACKS OF THE EXISTING HISTORIC STRUCTURES TO THE SOUTH OF THE PROPERTY ALONG ALMOND STREET. IN SO DOING, OUR OBJECTIVE IS TO FOSTER A PERCEIVED GRADUAL TRANSITION BETWEEN THE TWO VARYING BLOCK PATTERNS CONSISTENT WITH THE INTENT EXPRESSED IN THE HISTORIC DISTRICT DESIGN STANDARDS. ADDITIONALLY, THE PROPOSED SETBACK CAN BETTER AVOID MORE RADICAL REGRADING OF HISTORIC SLOPE ON THE PARCEL.

**SIDE YARD-**  
ZONE REQUIREMENT: 10'-0"  
\*\*PROPOSED: NORTH YARD 4'-0" MINIMUM  
SOUTH YARD 10'-0" MINIMUM

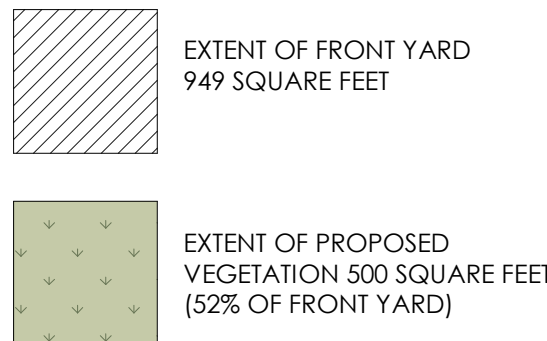
\*\*A MODIFICATION IS BEING SOUGHT TO SITE THE BUILDING FURTHER NORTH TO PROVIDE OPPORTUNITY FOR A WIDER SIDE YARD ALONG THE SOUTH OF THE PARCEL FOR THE PURPOSE OF GIVING ADDED DISTANCE BETWEEN THE EXISTING CONTRIBUTING HISTORIC STRUCTURE TO THE SOUTH ON ALMOND STREET AS WELL AS ACCOMMODATE A SIDE DRIVEWAY ACCESS DOWN TO A PROPOSED CAR PORT BELOW THE RESIDENCE.

**REAR YARD-**  
ZONE REQUIREMENT: 25% OF LOT DEPTH (NEED NOT TO EXCEED 30'-0") = 30'-0"  
PROPOSED: 39'-7"

**LANDSCAPE BUFFERS - SLC ZONING ORDINANCE 21A.24.140.H:**  
WHERE A LOT ABUTS A LOT IN A SINGLE-FAMILY OR TWO-FAMILY RESIDENTIAL DISTRICT, A LANDSCAPE BUFFER SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 21A.48, "LANDSCAPING AND BUFFERS"

REQUIRED BUFFERS: NONE (SINCE ADJACENT PARCELS ARE NOT IN SINGLE OR TWO-FAMILY RESIDENTIAL DISTRICTS, YARDS ARE TO BE LANDSCAPED BUT ARE NOT REQUIRED TO ACT AS BUFFERS)

## FRONT YARD LANDSCAPE DIAGRAM LEGEND



## KEYED NOTES:

- EXISTING OVERHEAD POWER LINE TO BE UNDERGROUNDED. WORK TO BE COORDINATED WITH NEIGHBORING PROPERTY OWNERS AND ROCKY MOUNTAIN POWER - SEE CIVIL DRAWINGS.
- EXISTING UTILITY POLE TO BE REMOVED AS PART OF UNDERGROUNDING OF OVERHEAD POWER LINES
- CONDENSER UNIT WITH CONCRETE PAD - SEE MECHANICAL DRAWINGS. DESIGN-BUILD ELECTRICAL CONTRACTOR TO COORDINATE POWER SUPPLY AS REQUIRED TO SUPPORT EQUIPMENT.
- 1/4" THICK X 12" TALL POWDER COATED STEEL RAISED PLANTING BED WITH 1" DEPTH OF DECOMPOSED GRANITE MULCH AROUND PLANTINGS.
- BOARD-FORMED CONCRETE RETAINING WALL
- 5" THICK SLOPED CONCRETE SLAB ON GRADE FOR DRIVEWAY REFER TO CIVIL DRAWINGS. ELECTRIC SNOW-MELT MAT SYSTEM TO BE INSTALLED BY ELECTRICAL DESIGN-BUILD CONTRACTOR.
- EXISTING RETAINING WALL ALONG ADJACENT PROPERTY LINE
- POWDER COATED 1/4" THICK STEEL PLATE RAISED PLANTER BOXES TO BE INSTALLED ALONG SOUTH PROPERTY LINE - PLANTER BOX ASSEMBLY TO ANCHOR BACK TO CAST IN PLACE CONCRETE RETAINING WALL ALONG DRIVEWAY.
- CAST IN PLACE CONCRETE PAVER WALKWAY WITH 3" SPACING BETWEEN TO BE INFILLED WITH DECOMPOSED GRANITE - REFER TO LANDSCAPE PLAN
- BOARD-FORMED CONCRETE RAISED PLANTER BOX TO RECEIVE ADDRESS NUMBER SIGNAGE TYP.
- CAST-IN PLACE CONCRETE FRONT PORCH PAD, STAIRS, AND TIERED PLANTER BED.
- EXISTING CONCRETE CURB, & GUTTER TO REMAIN
- EXISTING SIDEWALK AND CURB/GUTTER TO BE REMOVED AND REPLACED TO MATCH EXISTING CITY STANDARD FOR STREET - SEE CIVIL DRAWINGS
- EXISTING STORM SEWER COLLECTOR TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING ASPHALT PAVING TO REMAIN. SAW CUT AND SELECTIVE DEMOLISH AS REQUIRED TO TIE INTO EXISTING MUNICIPAL UTILITIES. ASPHALT PAVING TO BE PATCHED AND REPAIRED AFTER COMPLETION OF UNDERGROUND UTILITY WORK TO MATCH EXISTING. REFER TO CIVIL DRAWINGS FOR PROPOSED TIE-IN LOCATIONS AND EXTENT OF REQUIRED DEMOLITION/PATCHING.
- EXISTING MUNICIPAL UNDERGROUND SANITARY SEWER LINE
- EXISTING MUNICIPAL UNDERGROUND WATER LINE
- EXISTING MUNICIPAL UNDERGROUND STORM SEWER LINE
- EXISTING STUB TO MUNICIPAL SANITARY SEWER TO BE SCOPED AND ASSESSED FOR SUITABILITY OF CONDITION TO TIE INTO FOR SERVICE. IF NEEDED, REPLACE EXISTING STUB IN - SEE CIVIL DRAWINGS

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

237 N. ALMOND STREET  
RESIDENCE

237 NORTH ALMOND STREET  
SALT LAKE CITY, UTAH 84103

SHEET NAME:

ARCHITECTURAL SITE  
PLAN

REVISIONS

MARK DATE DESCRIPTION

ISSUE DATE: 12.5.2022  
ISSUE TYPE: HLC REVIEW  
DRAWN BY: M.SOMMER  
CHECKED BY: M.SOMMER  
PROJECT#: XXXX

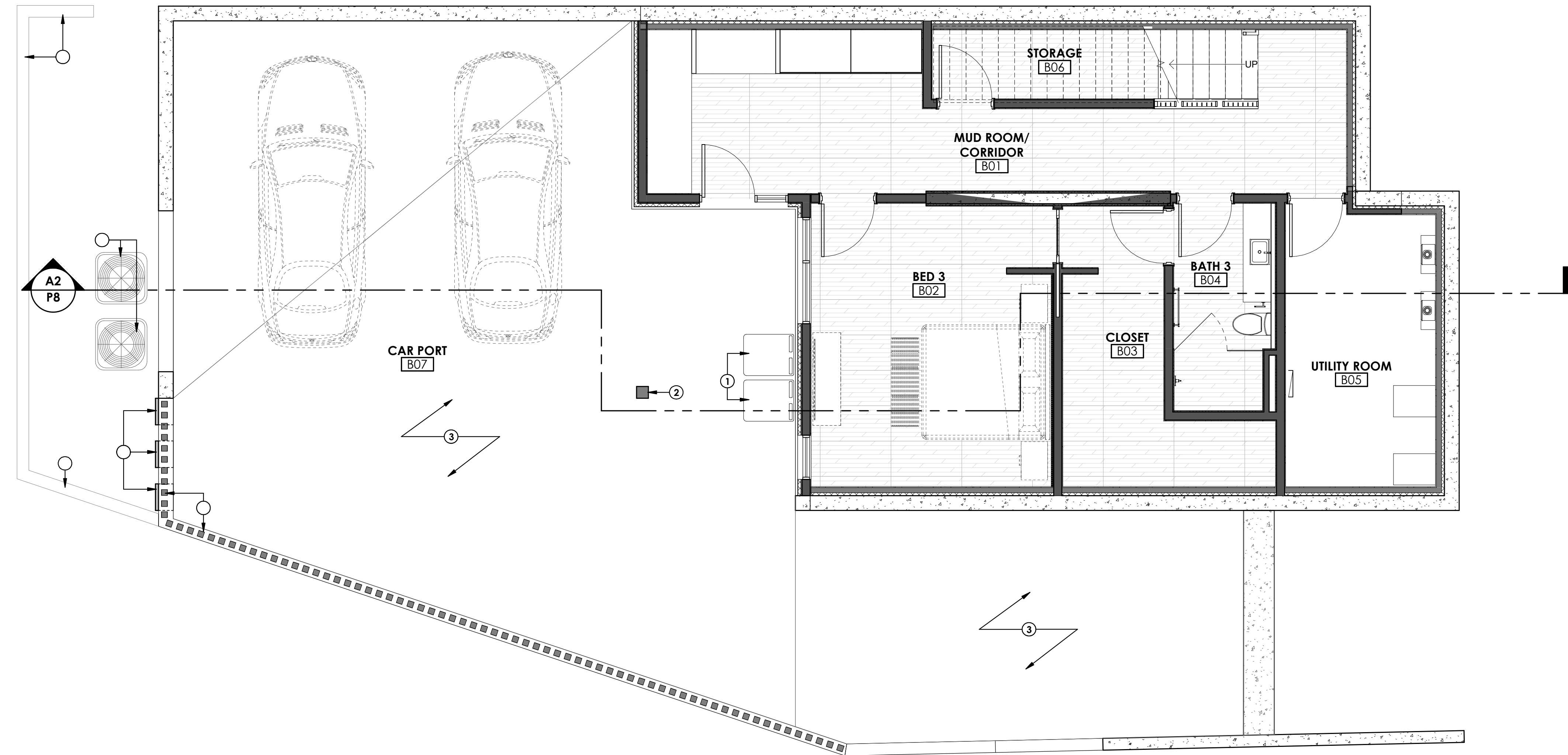
SHEET NUMBER:

P1





2 LEVEL 1 FLOOR PLAN  
1/4" = 1'-0"



1 BASEMENT FLOOR PLAN  
1/4" = 1'-0"

## KEYED NOTES:

- 1 TRASH AND RECYCLING BINS.
- 2 STEEL COLUMN, SEE STRUCTURAL DRAWINGS.
- 3 5" THICK SLOPED CONCRETE SLAB ON GRADE FOR DRIVEWAY REFER TO CIVIL DRAWINGS. ELECTRIC SNOW-MELT MAT SYSTEM TO BE INSTALLED BY ELECTRICAL DESIGN-BUILD CONTRACTOR.
- 4 CAST-IN PLACE CONCRETE FRONT PORCH PAD, STAIRS, AND TIERED PLANTER BED.

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

237 N. ALMOND STREET  
RESIDENCE

237 NORTH ALMOND STREET  
SALT LAKE CITY, UTAH 84103

SHEET NAME:

BASEMENT & LEVEL 1 -  
FLOOR PLANS

REVISIONS

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P2

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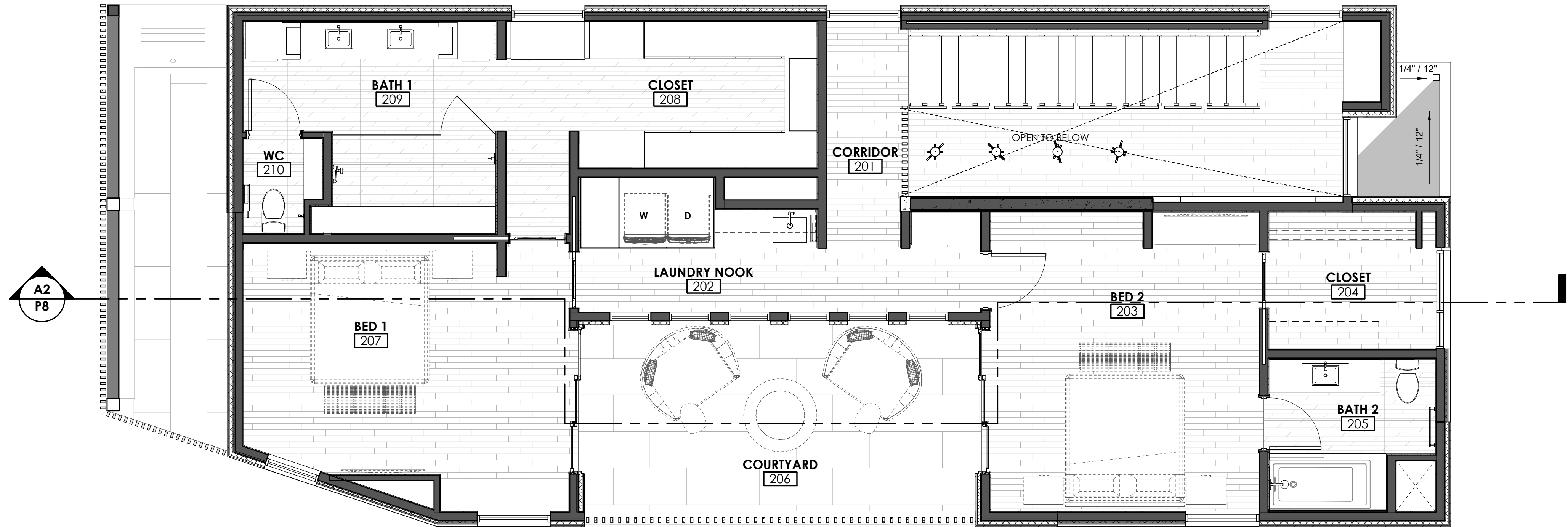
A

B

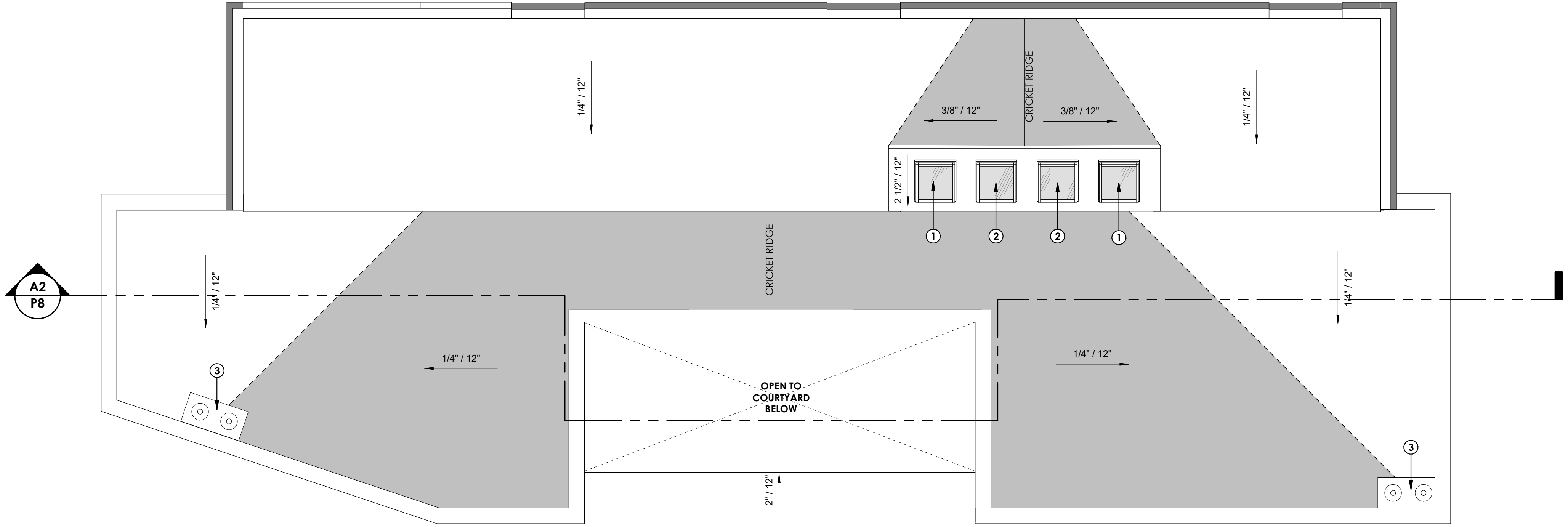
C

D

1 LEVEL 2 FLOOR PLAN  
1/4" = 1'-0"



2 ROOF PLAN  
1/4" = 1'-0"



KEYED NOTES:

- CURB MOUNTED OPERABLE SKYLIGHT - BASIS OF DESIGN PRODUCT: VELUX ELECTRIC 'FRESH AIR' SKYLIGHT VCE, SIZE '2222'
- CURB MOUNTED FIXED SKYLIGHT - BASIS OF DESIGN PRODUCT: VELUX FIXED SKYLIGHT FCM, SIZE '2222'
- PRIMARY AND SECONDARY ROOF DRAIN DOWNSPOUT NOZZLE - SEE PLUMBING DRAWINGS.

ARCHITECT / CONSULTANT

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PROJECT DESCRIPTION  
237 N. ALMOND STREET  
RESIDENCE

237 NORTH ALMOND STREET  
SALT LAKE CITY, UTAH 84103

SHEET NAME:  
LEVEL 2 FLOOR PLAN &  
ROOF PLAN

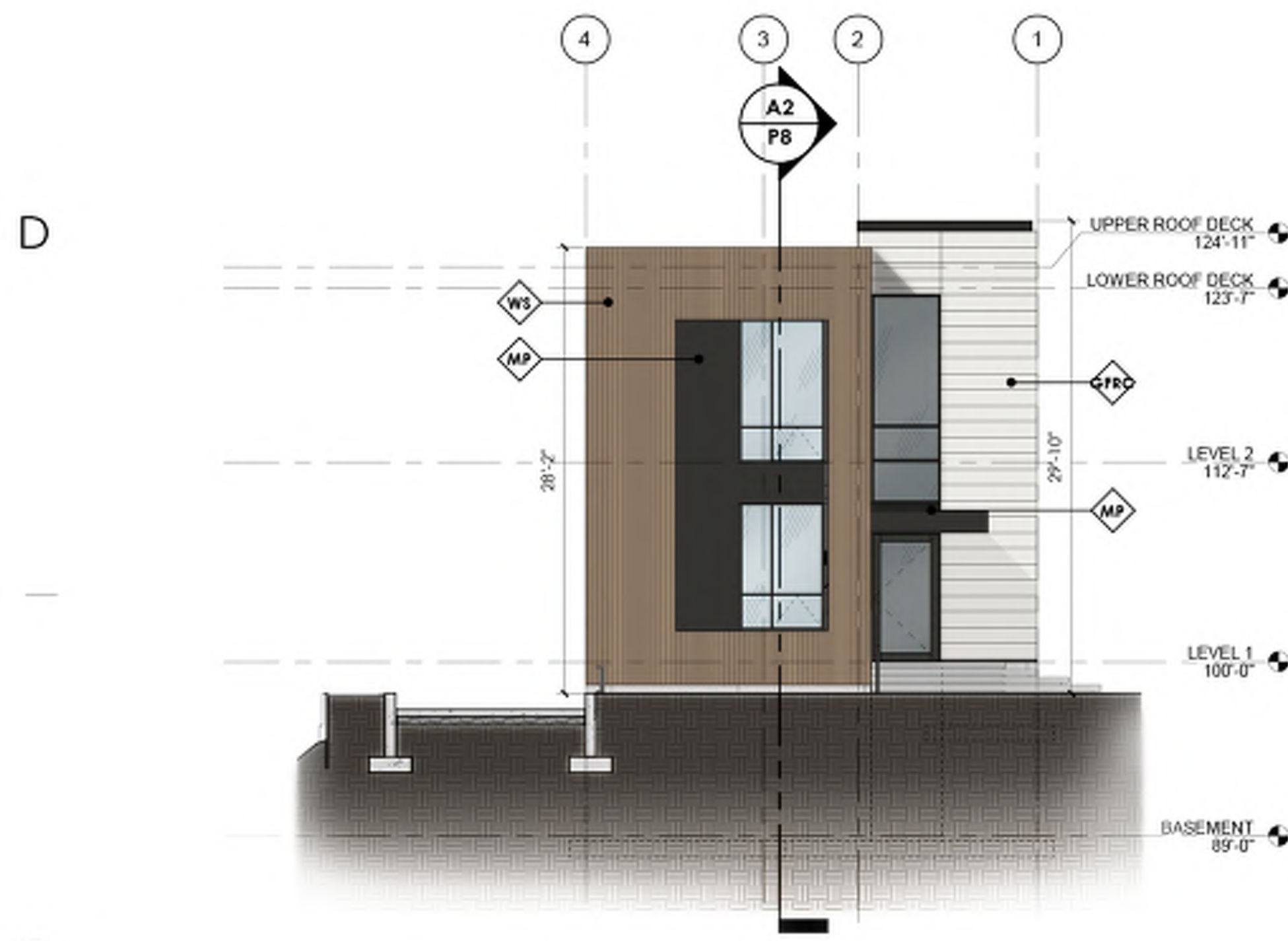
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ISSUE DATE: 12.5.2022  
ISSUE TYPE: HLC REVIEW  
DRAWN BY: M.SOMMER  
CHECKED BY: M.SOMMER  
PROJECT#: XXXX

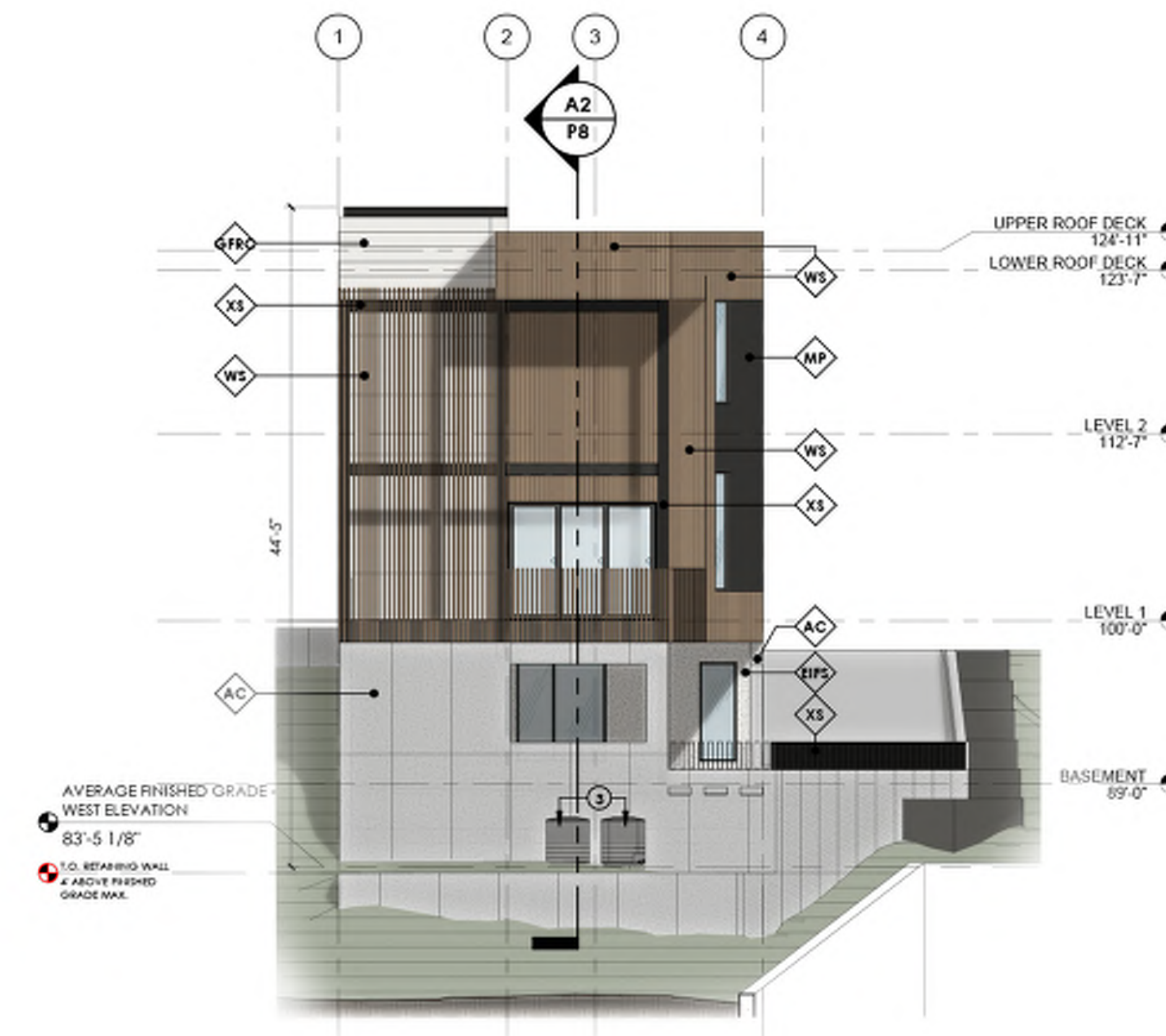
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P3





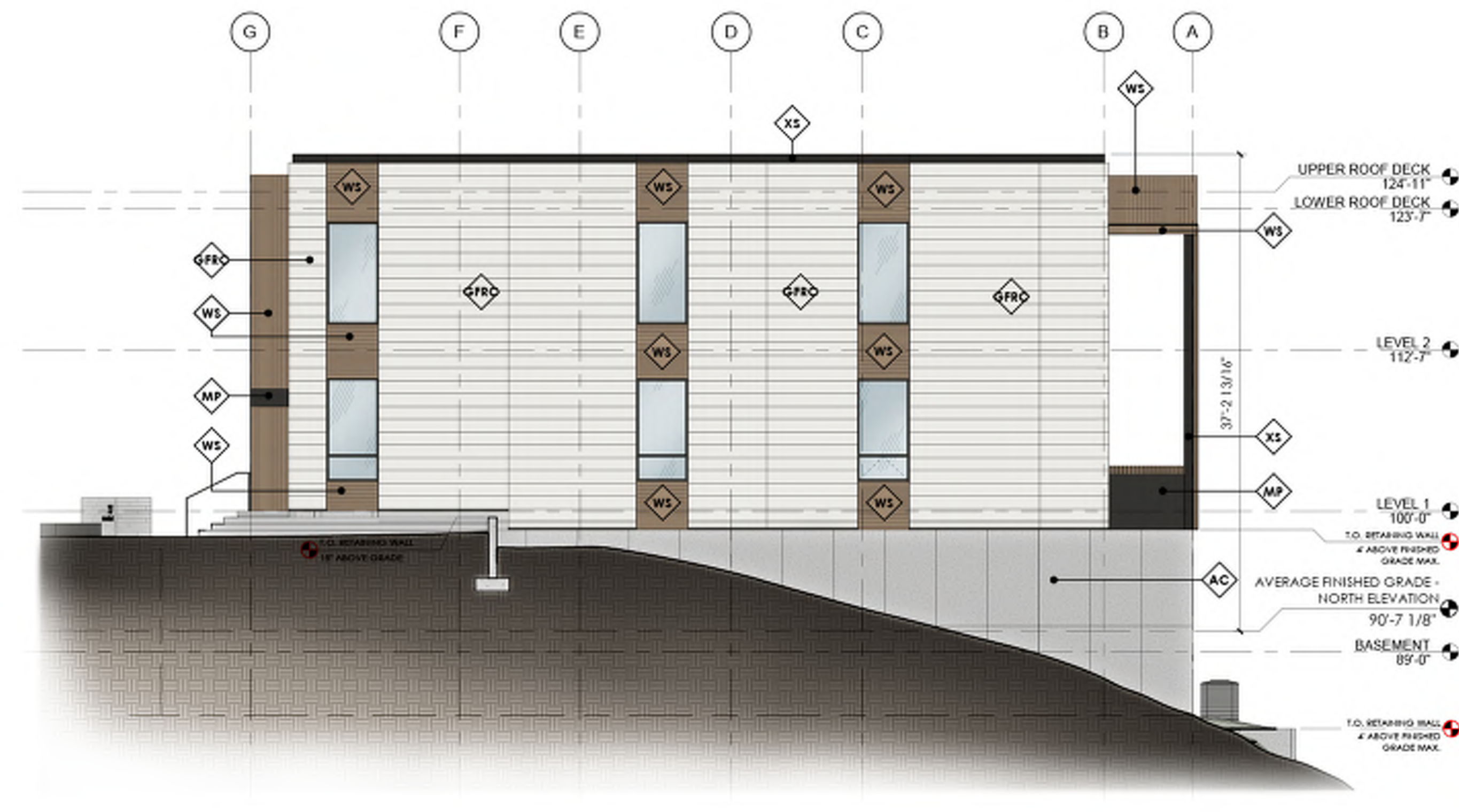
**C1 EAST ELEVATION**  
1/8" = 1'-0"



**C3 WEST ELEVATION**  
1/8" = 1'-0"



**A1 SOUTH ELEVATION**  
1/8" = 1'-0"



**A3 NORTH ELEVATION**  
1/8" = 1'-0"

## GENERAL NOTES:

SEE SHEET GH001 FOR DRAWING INDEX.

SEE SHEET GH002 FOR GENERAL NOTES AND ABBREVIATIONS.

DO NOT SCALE DRAWINGS.

CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.

## ELEVATION FINISHES

GLASS FIBER REINFORCED CONCRETE PANEL RAIN SCREEN

GFR

\*\*\*\*PERCENTAGE OF DURABLE EXTERIOR CLADDING MATERIALS = 91.2% (8292.7 SQ. FT. / 8991.4 SQ. FT.)

COMBINED TOTAL AREA OF MASONRY VENEER = 1994.9 SQUARE FEET

TONGUE AND GROOVE WOOD CLADDING & NOMINAL PLANKS AT SHADE STRUCTURES/RAILINGS - THERMALLY MODIFIED HEMLOCK

WS

COMBINED TOTAL AREA OF WOOD SIDING = 1667.2 SQUARE FEET

FORMED METAL WALL PANELS - BRISTOL BLACK FACTORY FINISH, 19 GAUGE THICKNESS

MP

COMBINED TOTAL AREA OF METAL PANEL = 471.6 SQUARE FEET

STUCCO - EXTERIOR INSULATION FINISH SYSTEM - ACRYLIC BASE

EIPS

COMBINED TOTAL AREA OF EIFS = 508.9 SQUARE FEET

BOARD-FORMED ARCHITECTURAL CONCRETE

AC

COMBINED TOTAL AREA OF EXPOSED ARCHITECTURAL CONCRETE = 1159.0 SQUARE FEET

EXPOSED METAL STRUCTURE TRIMS, & RAILINGS - PAINT HIGH PERFORMANCE COATING

XS

## KEYED NOTES:

- EXISTING RETAINING WALL ALONG ADJACENT PROPERTY LINE
- BOARD-FORMED CONCRETE RETAINING WALL
- CONDENSER UNIT WITH CONCRETE PAD - SEE MECHANICAL DRAWINGS. DESIGN-BUILD ELECTRICAL CONTRACTOR TO COORDINATE POWER SUPPLY AS REQUIRED TO SUPPORT EQUIPMENT.
- BOARD-FORMED CONCRETE RAISED PLANTER BOX TO RECEIVE ADDRESS NUMBER SIGNAGE TYP.

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

237 N. ALMOND STREET  
RESIDENCE

237 NORTH ALMOND STREET  
SALT LAKE CITY, UTAH 84103

SHEET NAME:

EXTERIOR ELEVATIONS

REVISIONS

MARK DATE DESCRIPTION

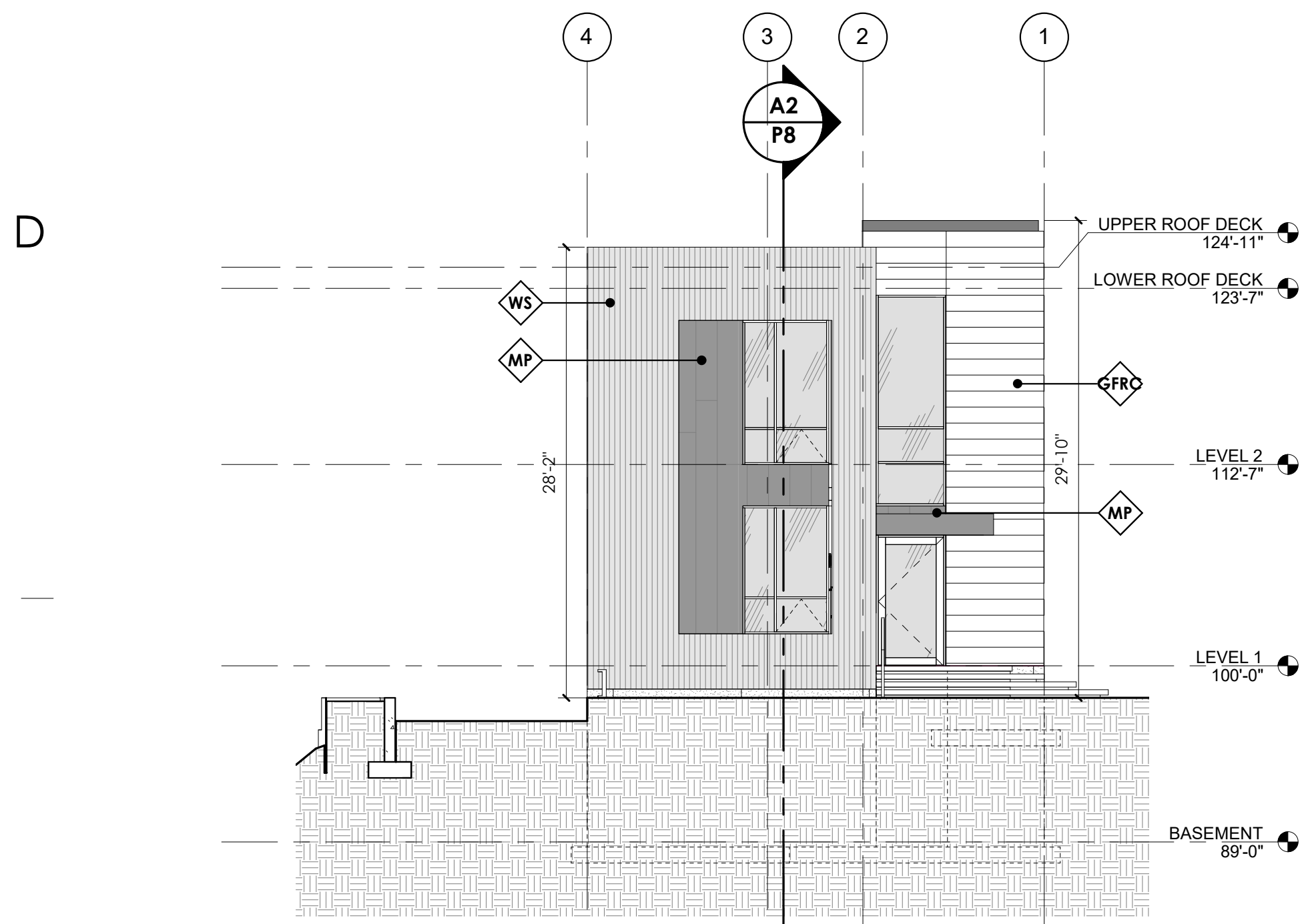
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CHECKED BY: M.SOMMER  
PROJECT#: XXXX

SHEET NUMBER:

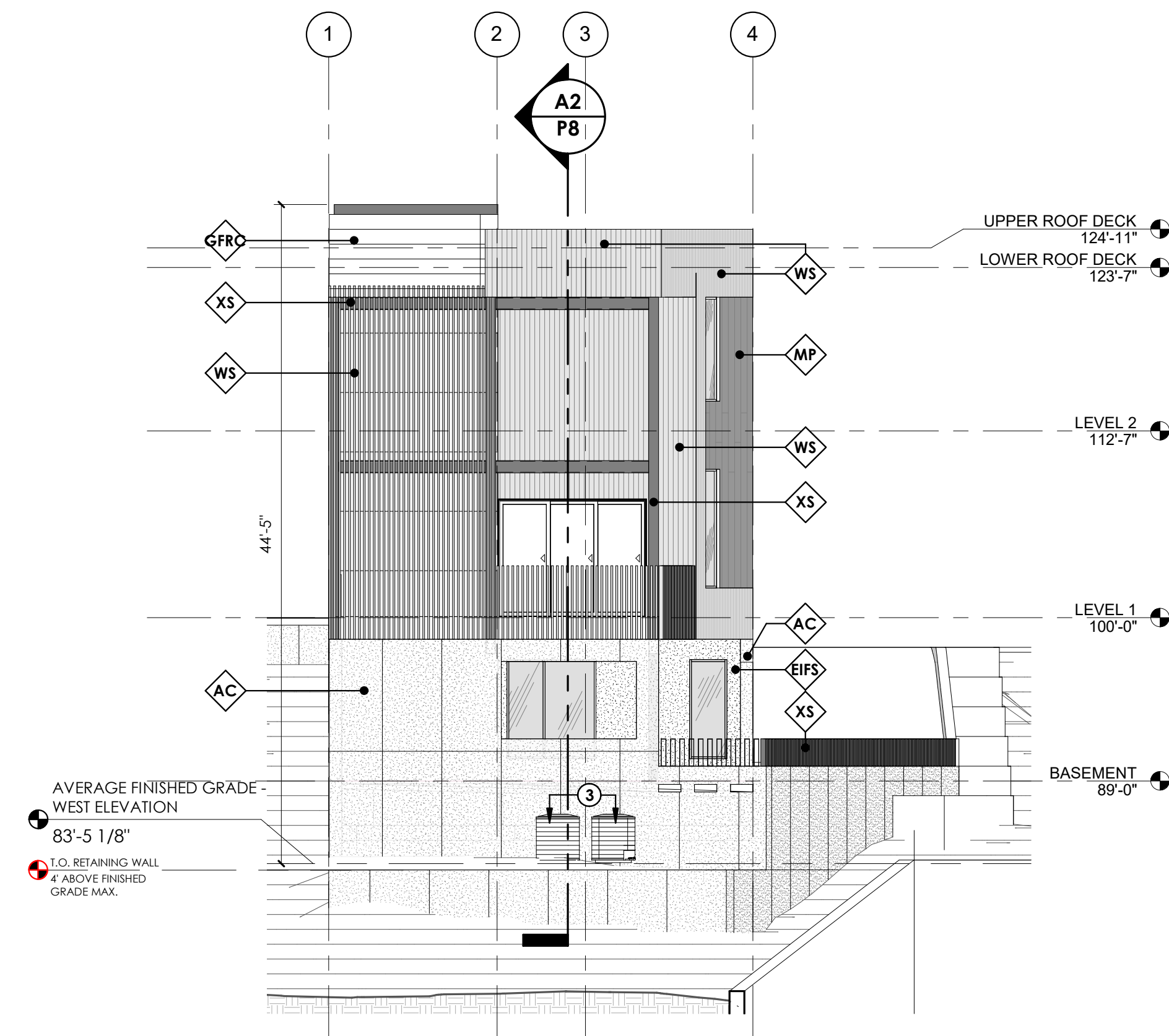
**P4**



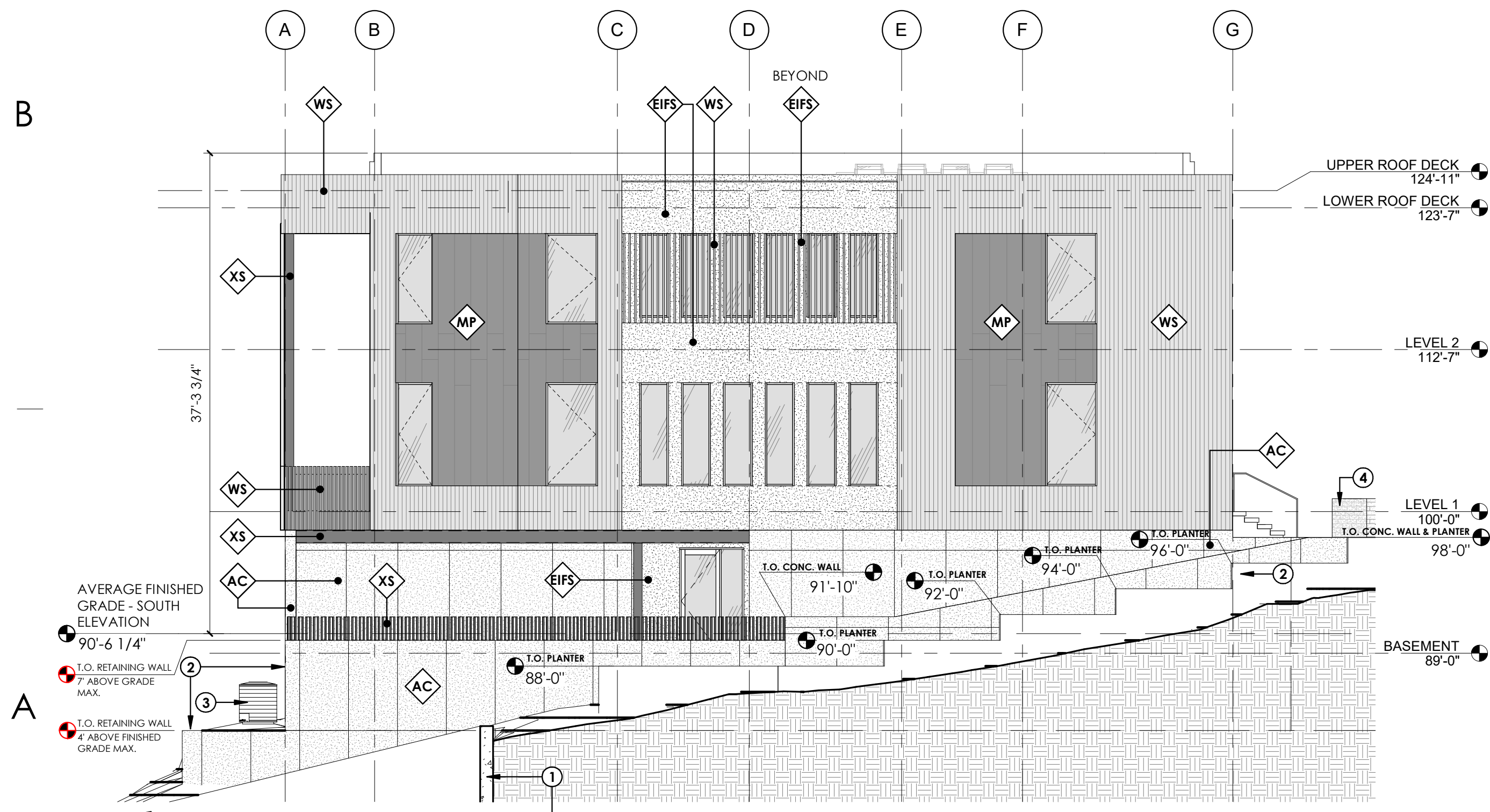
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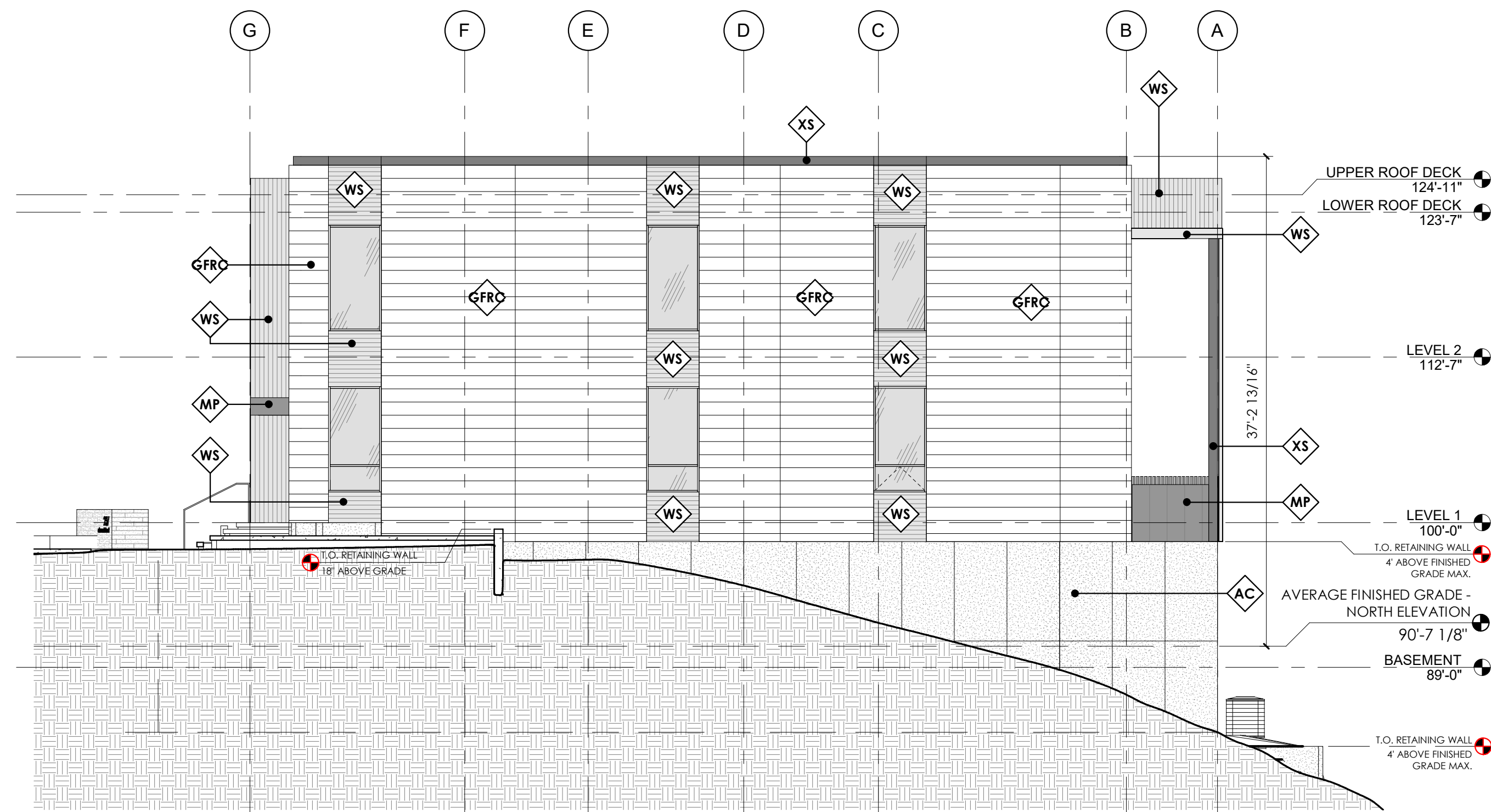
**C1 EAST ELEVATION**  
1/8" = 1'-0"



**C3 WEST ELEVATION**  
1/8" = 1'-0"



**A1 SOUTH ELEVATION**  
1/8" = 1'-0"



**A3 NORTH ELEVATION**  
1/8" = 1'-0"

## GENERAL NOTES:

SEE SHEET G1001 FOR DRAWING INDEX.

SEE SHEET G1002 FOR GENERAL NOTES AND ABBREVIATIONS.

DO NOT SCALE DRAWINGS.

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## ELEVATION FINISHES

GLASS FIBER REINFORCED CONCRETE PANEL RAIN SCREEN

TONGUE AND GROOVE WOOD CLADDING & NOMINAL PLANKS AT SHADE STRUCTURES/RAILINGS - THERMALLY MODIFIED HEMLOCK

FORMED METAL WALL PANELS - BRISTOL BLACK FACTORY FINISH, 19 GAUGE THICKNESS

STUCCO - EXTERIOR INSULATION FINISH SYSTEM - ACRYLIC BASE

BOARD-FORMED ARCHITECTURAL CONCRETE

EXPOSED METAL STRUCTURE, TRIMS, & RAILINGS - PAINT HIGH PERFORMANCE COATING

\*\*\*\*PERCENTAGE OF DURABLE EXTERIOR CLADDING MATERIALS = 91.2 % (5292.7 SQ. FT. / 5801.6 SQ. FT.)

COMBINED TOTAL AREA OF MASONRY VENEER = 1994.9 SQUARE FEET

COMBINED TOTAL AREA OF WOOD SIDING = 1667.2 SQUARE FEET

COMBINED TOTAL AREA OF METAL PANEL = 471.6 SQUARE FEET

COMBINED TOTAL AREA OF EIFS = 508.9 SQUARE FEET

COMBINED TOTAL AREA OF EXPOSED ARCHITECTURAL CONCRETE = 1159.0 SQUARE FEET

## KEYED NOTES:

- EXISTING RETAINING WALL ALONG ADJACENT PROPERTY LINE
- BOARD-FORMED CONCRETE RETAINING WALL
- CONDENSER UNIT WITH CONCRETE PAD - SEE MECHANICAL DRAWINGS. DESIGN-BUILD ELECTRICAL CONTRACTOR TO COORDINATE POWER SUPPLY AS REQUIRED TO SUPPORT EQUIPMENT.
- BOARD-FORMED CONCRETE RAISED PLANTER BOX TO RECEIVE ADDRESS NUMBER SIGNAGE TYP.

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

237 N. ALMOND STREET  
RESIDENCE

237 NORTH ALMOND STREET  
SALT LAKE CITY, UTAH 84103

SHEET NAME:

EXTERIOR ELEVATIONS

REVISIONS

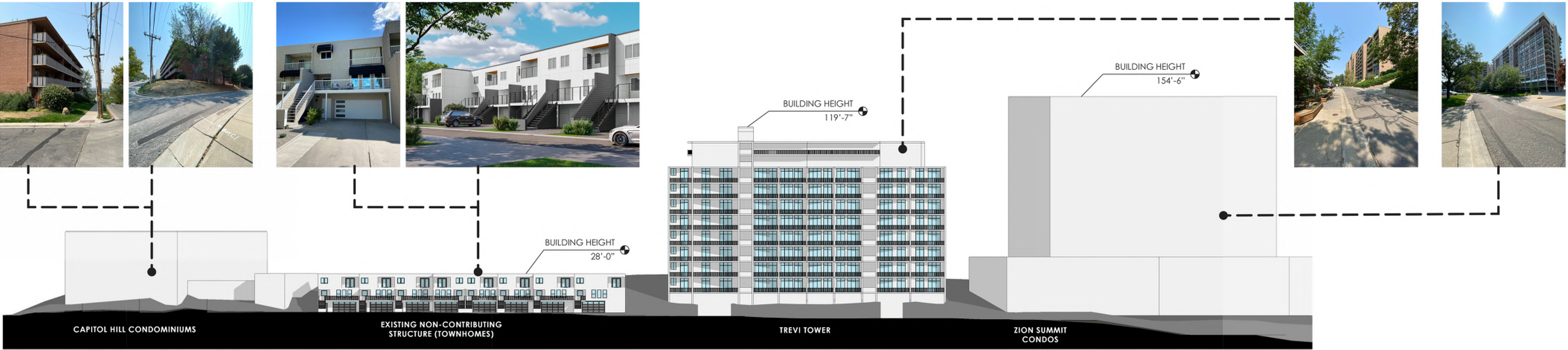
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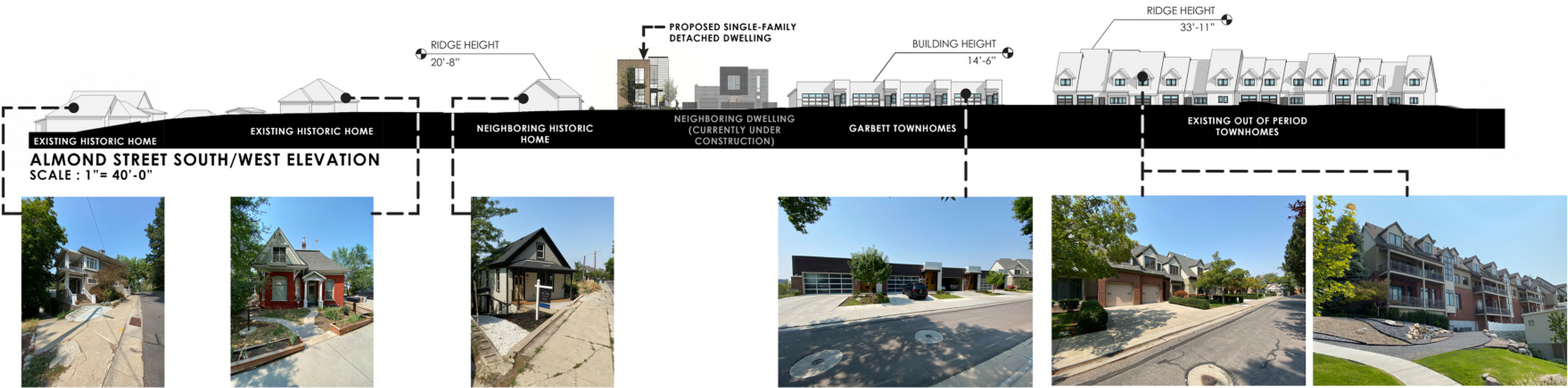
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P4





ALMOND STREET NORTH/EAST ELEVATION  
SCALE : 1"= 40'-0"



ALMOND STREET SOUTH/WEST ELEVATION  
SCALE : 1"= 40'-0"



SITE CROSS SECTION  
SCALE : 3/32" = 1'-0"



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PROJECT DESCRIPTION

237 N. ALMOND STREET  
RESIDENCE

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SALT LAKE CITY, UTAH 84103

SHEET NAME:

STREETSCAPE AND SITE  
SECTION

REVISIONS

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ISSUE DATE: 12.5.2022  
ISSUE TYPE: HLC REVIEW  
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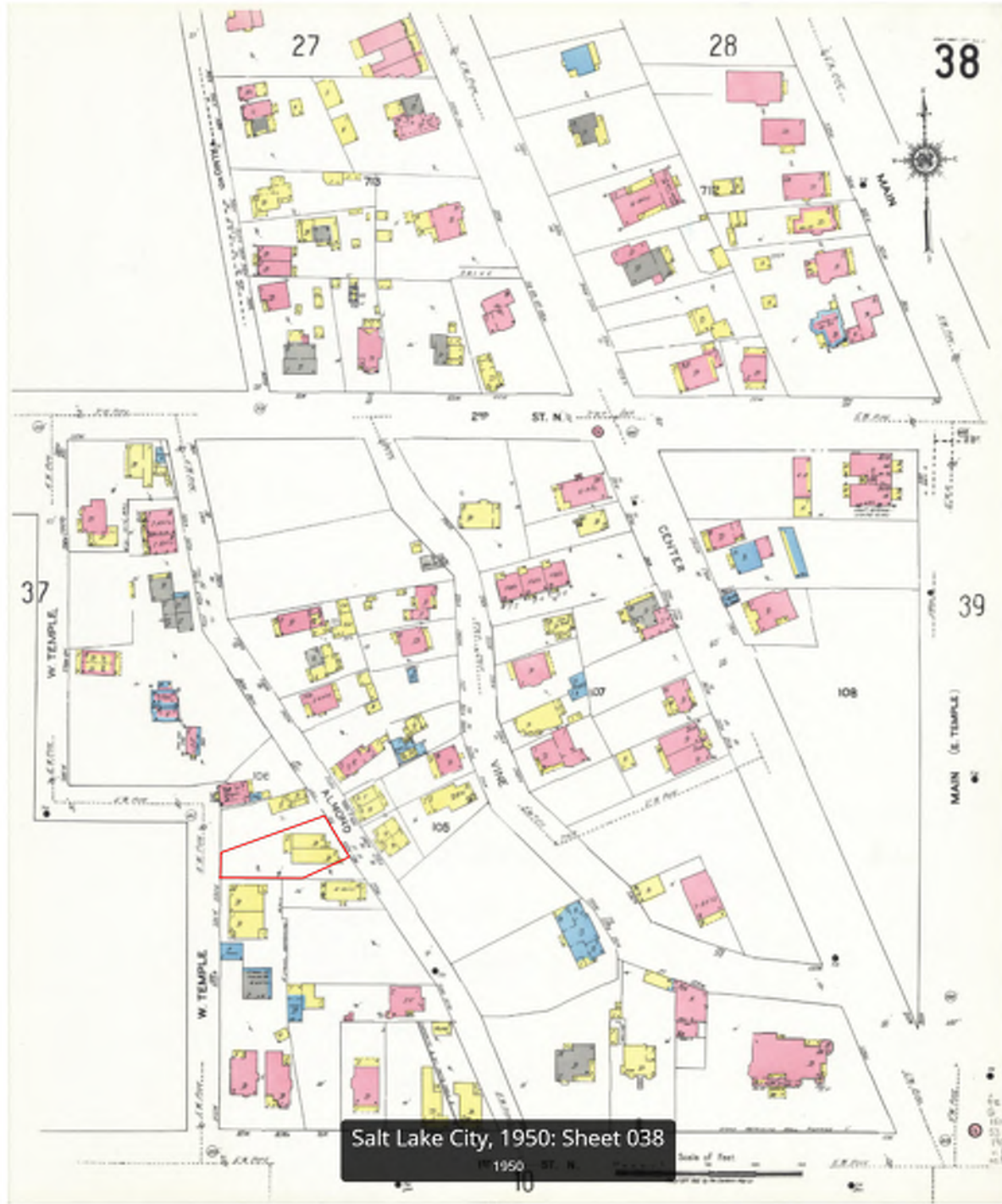
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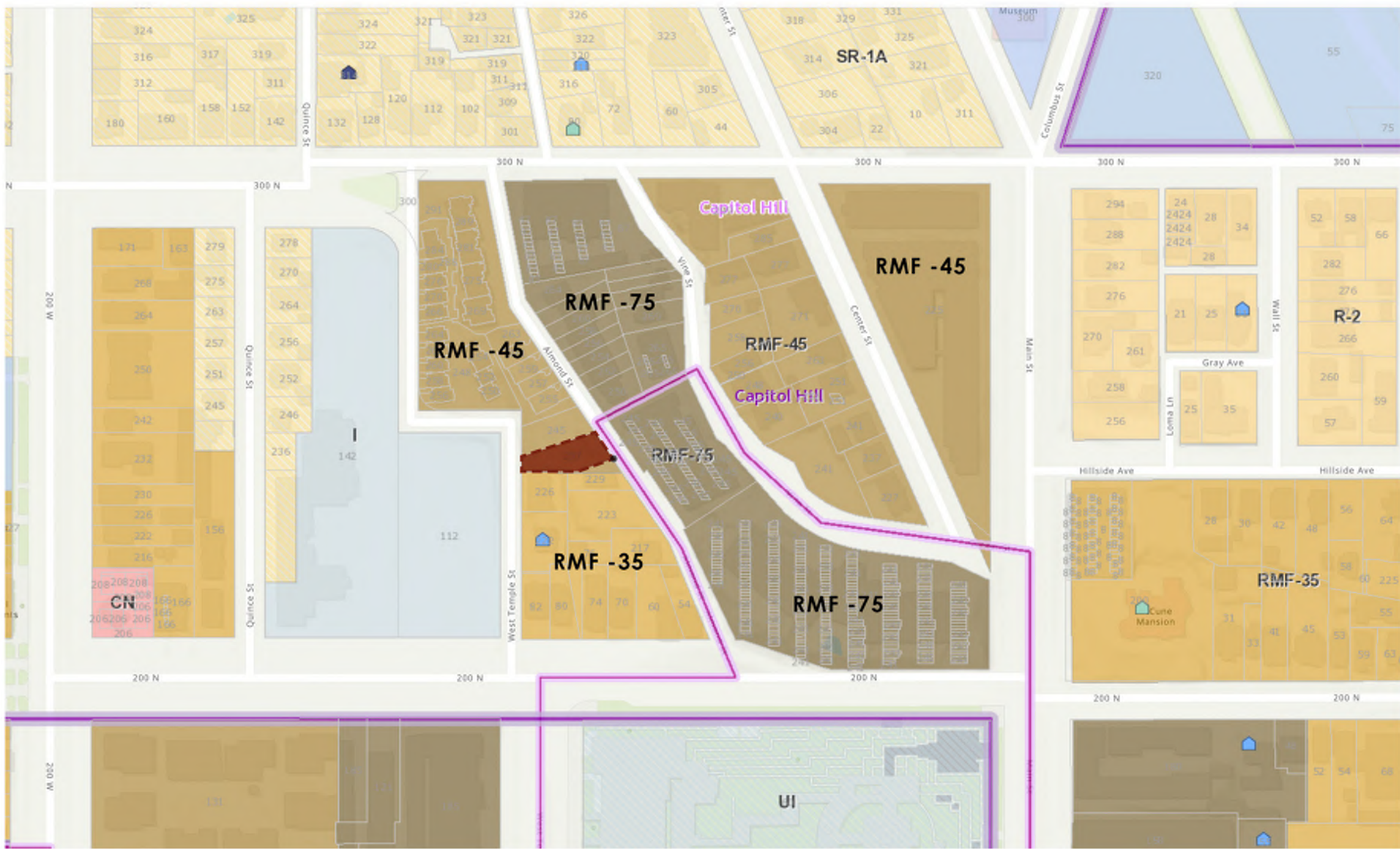


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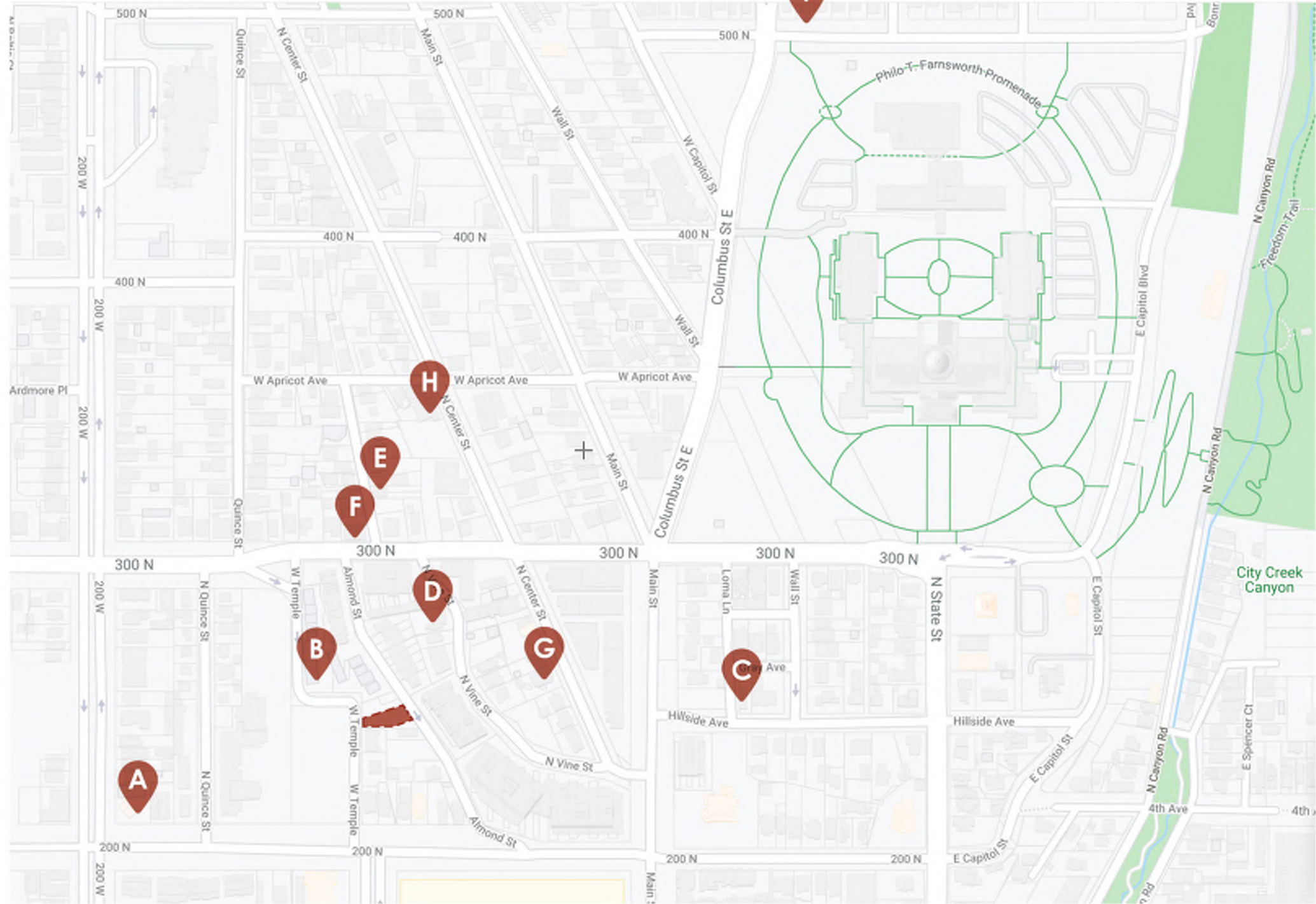
SANBORN MAP - 1950



ZONING MAP



CONTEXT PHOTO MAP



C

CONTEMPORARY NEW CONSTRUCTION IN THE CAPITOL HILL DISTRICT



B

A

HISTORIC STRUCTURES IN THE CAPITOL HILL DISTRICT



ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

237 N. ALMOND STREET  
RESIDENCE

237 NORTH ALMOND STREET  
SALT LAKE CITY, UTAH 84103

SHEET NAME:

CONTEXT MAP &  
PHOTOS

REVISIONS

MARK DATE DESCRIPTION

ISSUE DATE: 12.5.2022  
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DRAWN BY: M.SOMMER  
CHECKED BY: M.SOMMER  
PROJECT#: XXXX

SHEET NUMBER:

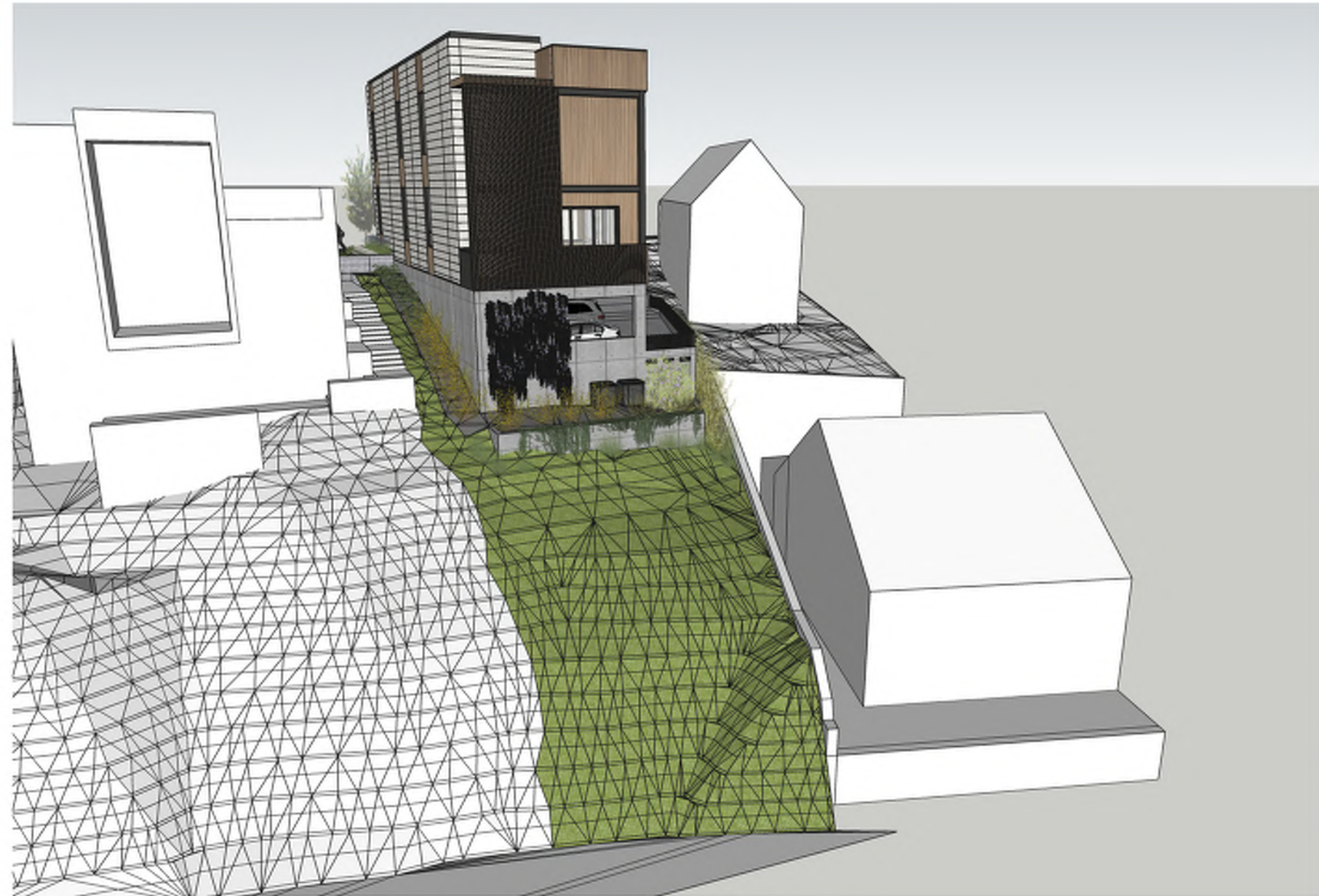


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D



C



B



A

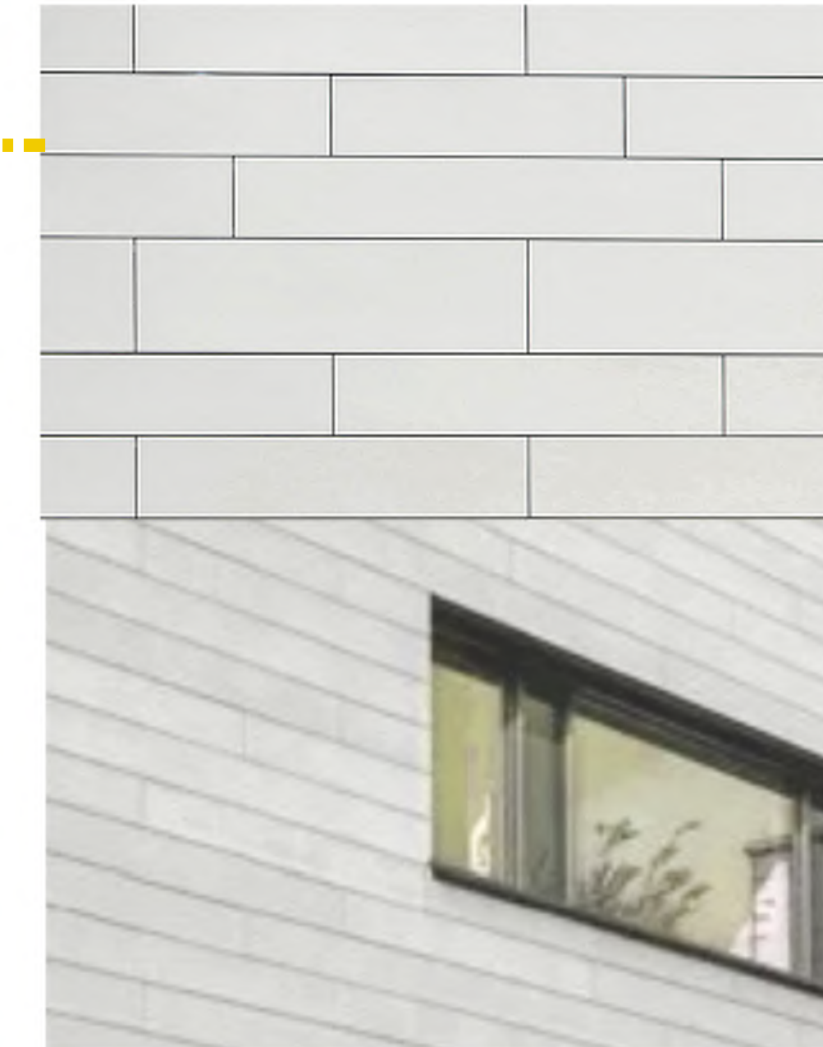
## EXTERIOR PERSPECTIVES



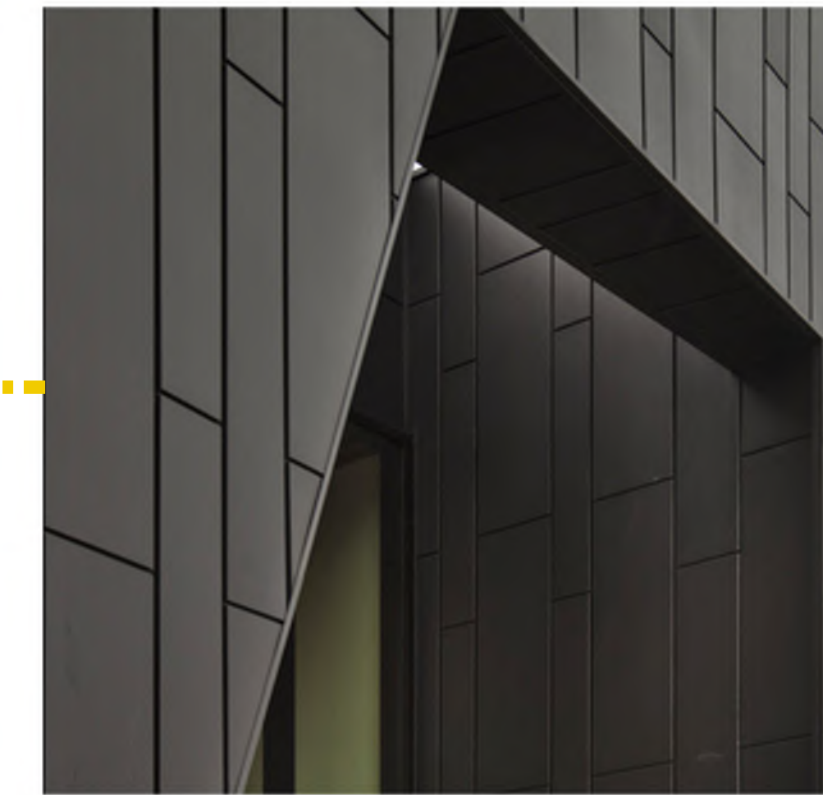
## MATERIALS



'WS' - HEMLOCK WOOD SIDING



'GFR' - GLASS-FIBER REINFORCED  
CONCRETE PANELS



'MP' - METAL WALL PANEL



'EFIS' - EIFS/STUCCO



'AC' - ARCHITECTURAL  
FINISHED CONCRETE

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION  
237 N. ALMOND STREET  
RESIDENCE

237 NORTH ALMOND STREET  
SALT LAKE CITY, UTAH 84103

SHEET NAME:  
RENDERINGS &  
EXTERIOR MATERIALS  
SUMMARY

REVISIONS  
MARK DATE DESCRIPTION

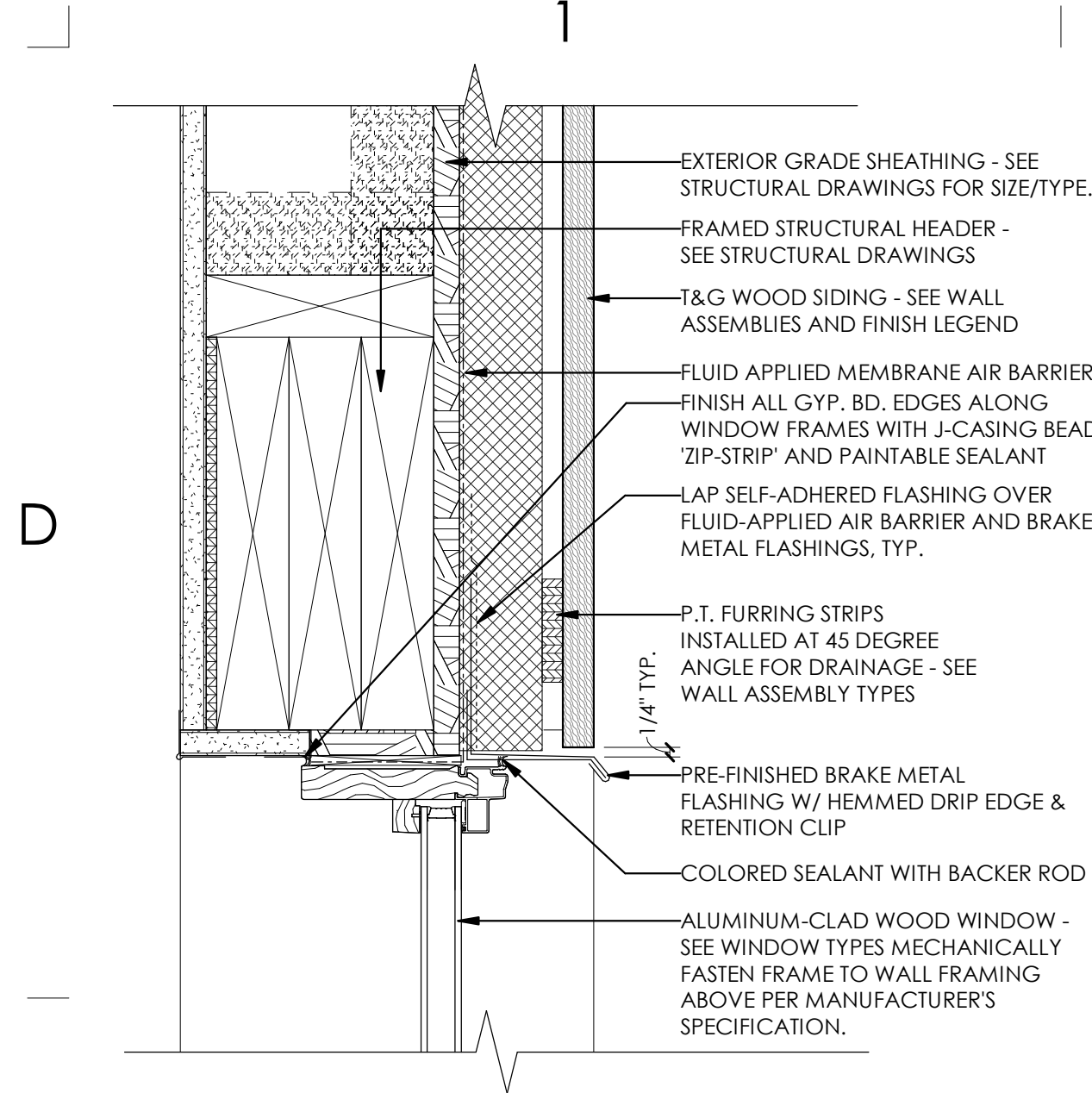
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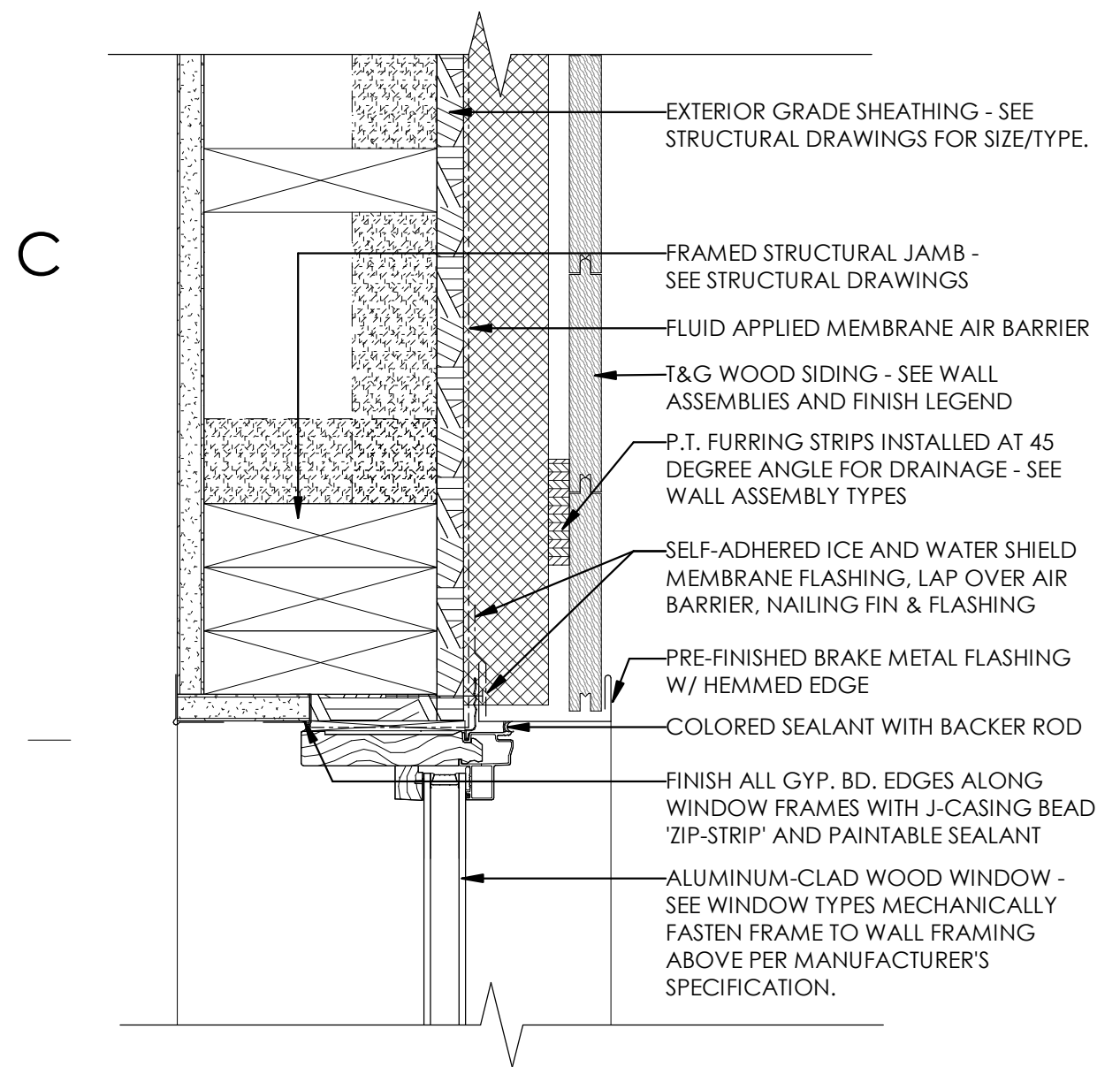
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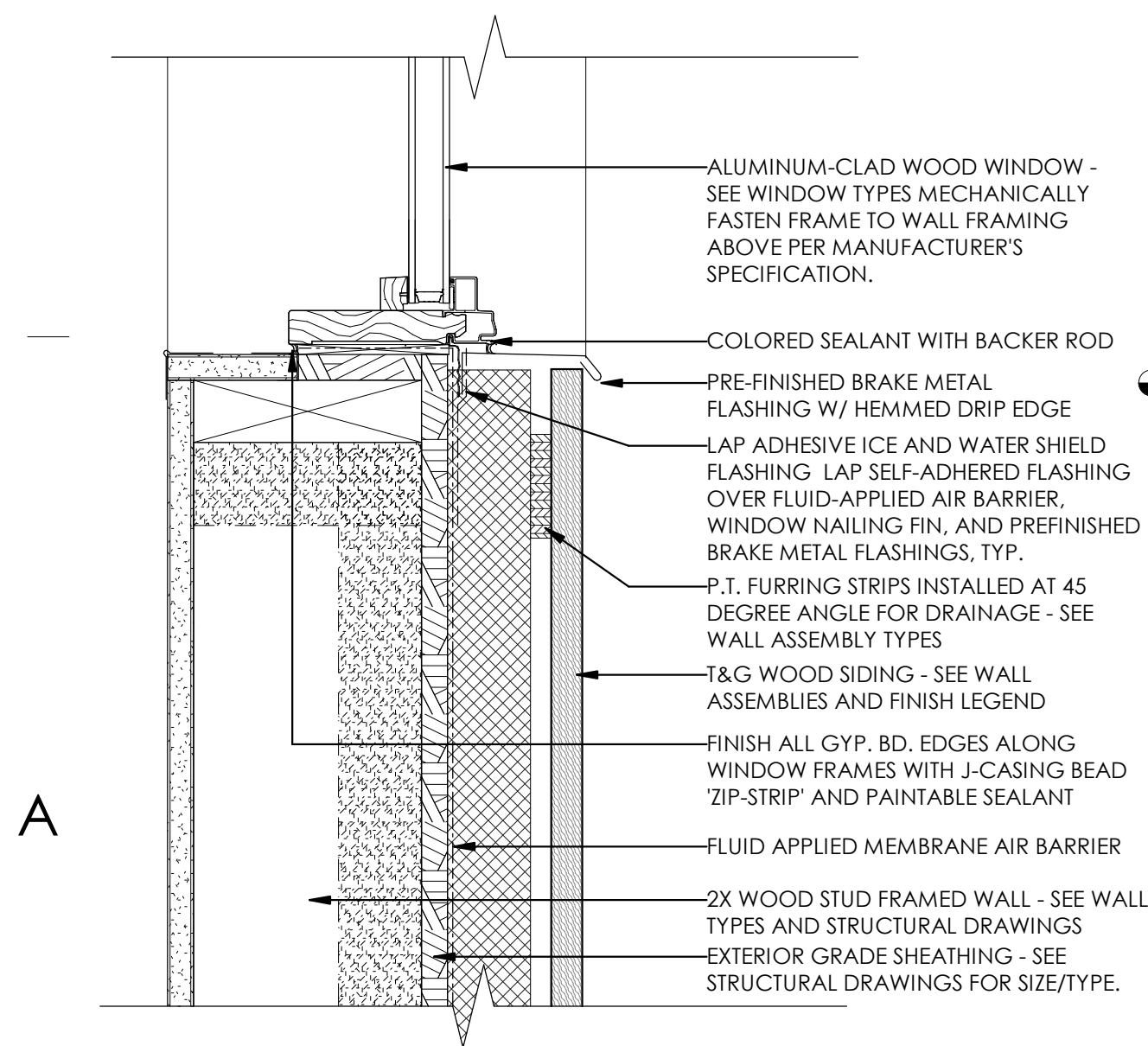
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**C1 TYP. WINDOW HEAD @ WOOD SIDING**  
3" = 1'-0"

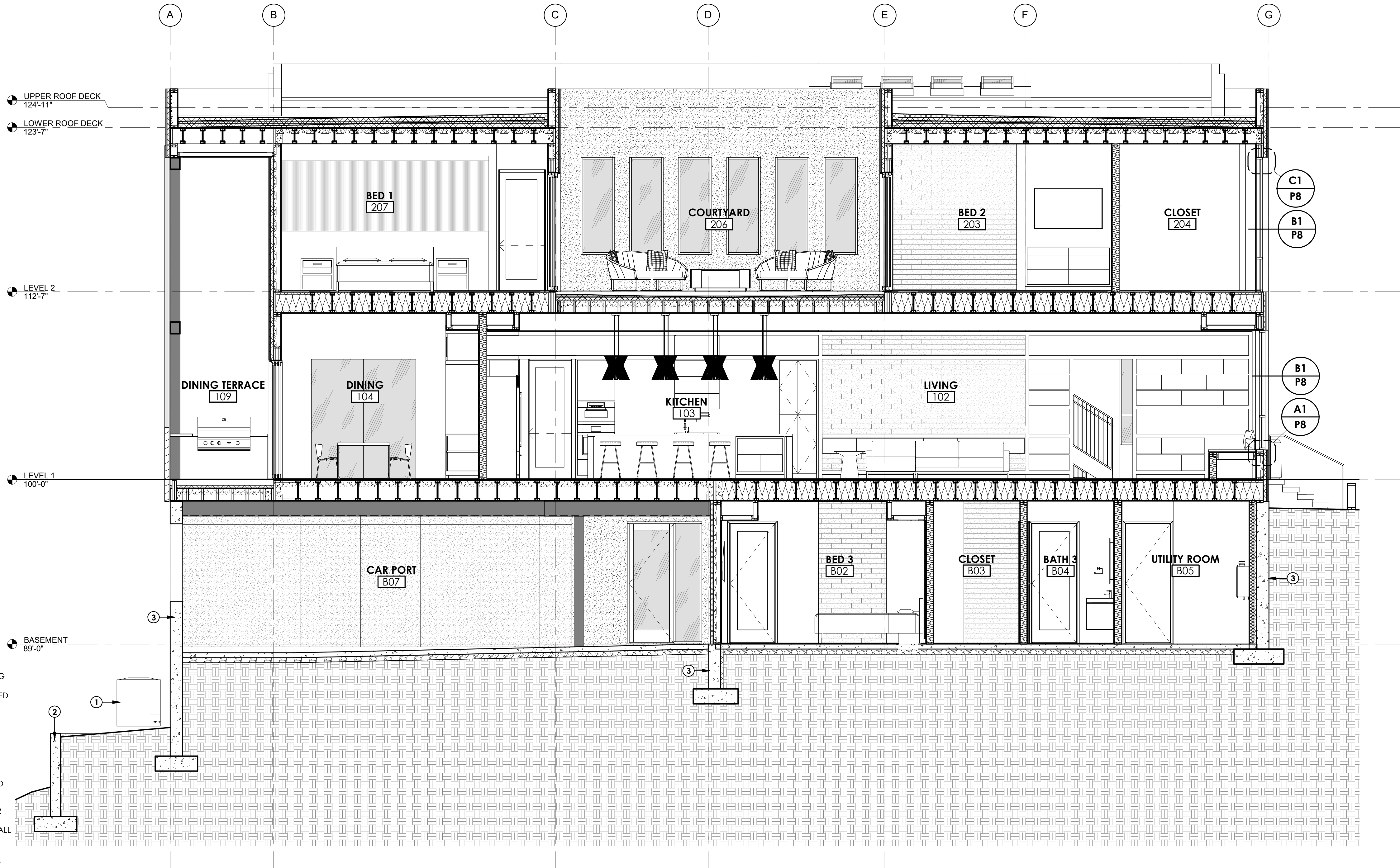


**B1 TYP. WINDOW JAMB @ WOOD SIDING**  
3" = 1'-0"



**A1 TYP. WINDOW SILL @ WOOD SIDING**  
3" = 1'-0"

**A2 BUILDING SECTION**  
1/4" = 1'-0"



## KEYED NOTES:

- 1 CONDENSER UNIT WITH CONCRETE PAD - SEE MECHANICAL DRAWINGS. DESIGN-BUILD ELECTRICAL CONTRACTOR TO COORDINATE POWER SUPPLY AS REQUIRED TO SUPPORT EQUIPMENT.
- 2 CONCRETE RETAINING WALL. SEE STRUCTURAL DRAWINGS & SPECIFICATIONS
- 3 CAST IN PLACE FOUNDATION WALLS. SEE STRUCTURAL DRAWINGS & SPECIFICATIONS

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

237 N. ALMOND STREET  
RESIDENCE

237 NORTH ALMOND STREET  
SALT LAKE CITY, UTAH 84103

SHEET NAME:

BUILDING SECTION

REVISIONS

MARK	DATE	DESCRIPTION
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PROJECT#: XXXX

SHEET NUMBER:

P8



## Modern Custom Doors



**Glenview Doors** custom pivot entry systems features massive 3.5" double rabbeted slabs that arrive as complete ready to install entries.

The combination of double rabbeted slabs and frame system create a tight weather seal and deliver superior performance in comparison to a regular pivot door. Models are custom built for each project and allow for slabs up to 5 feet wide and 10 feet tall and can be combined with fixed side panels or sidelights to complete wall system. Numerous stain / paint options are available in Mahogany and Oak. Also, aluminum exterior cladding options are available.



### Model/Collection/Dimensions

### Wood/Finish

### Glass



#### GD-PVT-001 48x96

Pivot Collection

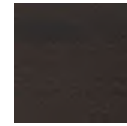
Design: Single

Unit External Dimensions: 51-3/4 x 99-1/2"

Slab: 48"W x 96"H

*Available in 108" slab height and custom.*

*Available in 60" and custom slab width.*



Shown in  
Mahogany-Wood-  
Veneer with  
~~Espresso Finish~~

**MATTE BLACK PAINT**



Shown with  
~~Satinato Glass~~  
**CLEAR GLASS**



#### GD-PVT-004 48x96

Pivot Collection

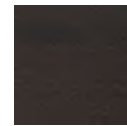
Design: Single

Unit External Dimensions: 51-3/4 x 99-1/2"

Slab: 48"W x 96"H

*Available in 108" slab height and custom.*

*Available in custom slab width.*



Shown in  
Mahogany-Wood-  
Veneer with  
Espresso Finish



Shown with  
Satinato  
Beveled Glass



#### GD-PVT-006 48x96

Pivot Collection

Design: Single

Unit External Dimensions: 51-3/4 x 99-1/2"

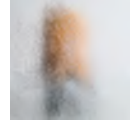
Slab: 48"W x 96"H

*Available in 108" slab height and custom.*

*Available in custom slab width.*



Shown in Oak-  
Wood-Veneer with  
Light-Loft Finish



Shown with  
Chinchila Glass



#### GD-PVT-006 48x96

Pivot Collection

Design: Single

Unit External Dimensions: 51-3/4 x 99-1/2"

Slab: 48"W x 96"H

*Available in 108" slab height and custom.*

*Available in custom slab width.*



Shown in  
Mahogany-Wood-  
Veneer with  
Walnut Finish



Shown with  
Chinchila Glass



#### GD-PVT-006 48x96

Pivot Collection

Design: Single

Unit External Dimensions: 51-3/4 x 99-1/2"

Slab: 48"W x 96"H

*Available in 108" slab height and custom.*

*Available in custom slab width.*



Shown in  
Mahogany-Wood-  
Veneer with  
Espresso Finish



Shown with  
Chinchila Glass

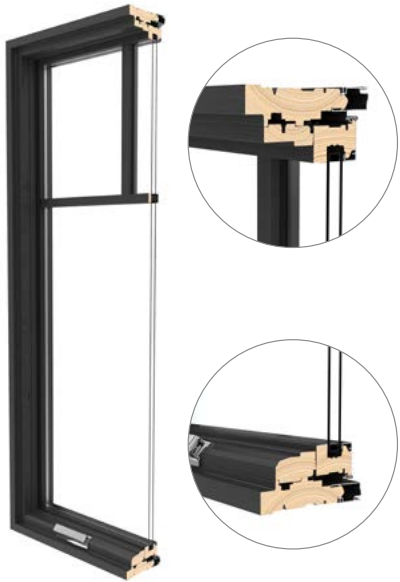
# Pella® Reserve™

## Contemporary Clad/Wood

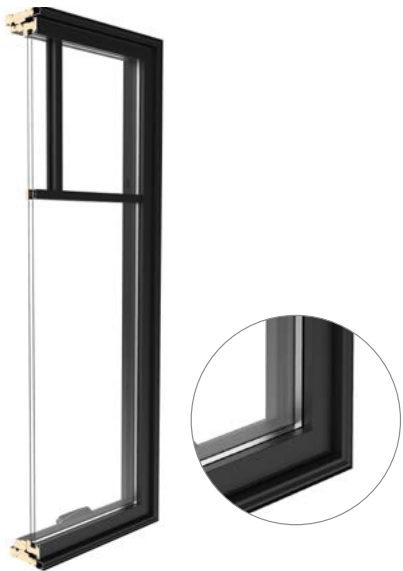


Simple and sophisticated designs that embody the tenets of pure, contemporary style.

Interior



Exterior



- **Clean lines**

Bring your vision to life with expansive glass options combined with some of the narrowest sightlines in the industry.

- **Modern hardware**

Our renowned, exclusive hardware has set the bar for the industry. Featuring sleek lines, the Saldo foldaway crank adds the perfect finishing touch.

- **Architectural interest**

Our industry-leading modern designs with through-stile construction deliver a clean sash joint with pure, 90-degree exteriors. Square grille profiles provide another layer of design flexibility.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Cutting-edge innovation**

Our intentional innovations solve modern-day inconveniences without compromising on design. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most with integrated security sensors.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints, stains and primed and ready to paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified<sup>1</sup>**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Best limited lifetime warranty<sup>2</sup>**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.<sup>2</sup>

Available in these window and patio door styles:



Special shape windows also available.

<sup>1,2</sup> See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	73"	73"	LC30-CW50	0.19-0.48	0.15-0.55	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim/Brickmould
Casement	13-¾"	13-¾"	47"	108"	R30-CW50	0.19-0.48	0.15-0.54	26-34	
Fixed Casement	10"	10"	144"	144"	CW30-CW50	0.16-0.50	0.16-0.50	28-33	
In-Swing Hinged Patio Door (Single)	24"	48"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	48"	79-½"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	24"	48"	48"	119-½"	LC40-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	48"	48"	96"	119-½"	LC40-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (O)	30-¾"	74"	60-¾"	119-½"	LC30-LC70	0.25-0.31	0.18-0.51	-	
Sliding Patio Door (OX, XO)	59-¼"	74"	119-½"	119-½"	LC30-LC65	0.25-0.31	0.18-0.51	29-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-½"	LC30-LC45	0.25-0.31	0.18-0.51	-	For more info visit PellaADM.com
Sliding Patio Door (OXXO)	116-⅙"	74"	236-⅙"	119-½"	LC25-LC40	0.25-0.31	0.18-0.51	-	
Multi-Slide Patio Door	41-⅞"	50-½"	713-⅝"	119-½"	R15-LC25 <sup>3</sup>	0.30-0.36	0.15-0.46	31	
Bifold Patio Door	31-¾"	51-½"	312"	119-½"	R15-LC25 <sup>3</sup>	0.26-0.44	0.13-0.45	-	

Window sizes available in 1/8" increments  
Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

Grilles

Integral Light Technology<sup>8,4</sup> Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



Square 5/8"



Square 7/8"



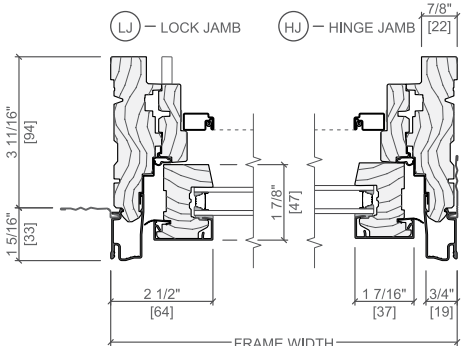
Square 1 1/4"



Square 2"

Attention to Detail

Cross Sections The venting casement cross sections provide visual reference to the squared-off profile on both the lock and hinge jamb and the consistent sightline this will provide from interior through to exterior.



Optional Fold-Out Installation Fin

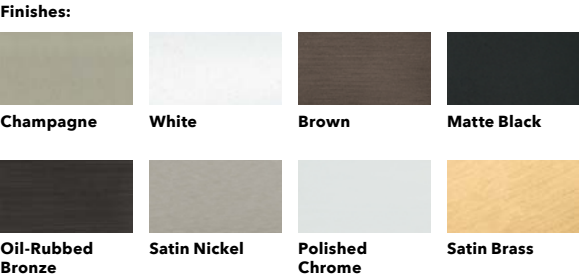
<sup>3,4</sup> See back cover for disclosures.

Window Hardware

Modern Collection Achieve the ultimate contemporary look with exclusive hardware designed by Pella. Our renowned modern hardware has set the bar for the industry. Featuring sleek lines, the Saldo fold-away crank adds the perfect finishing touch.



Fold-away Crank  
Saldo



Patio Door Hardware

Modern Collection Select modern hardware created in collaboration with Baldwin® to achieve the ultimate contemporary look with sleek finishes.

BALDWIN®



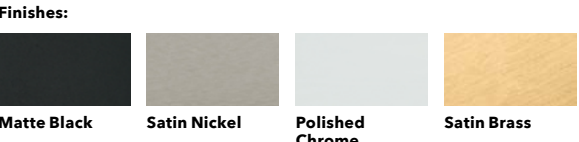
Hinged & Bifold  
Patio Door Handle  
Spiere



Sliding & Multi-Slide  
Patio Door Handle  
Plazo



Multi-Slide Patio  
Door Handle<sup>5,6</sup>



Essential Collection

Elevate your style and transform a home with elegant selections.



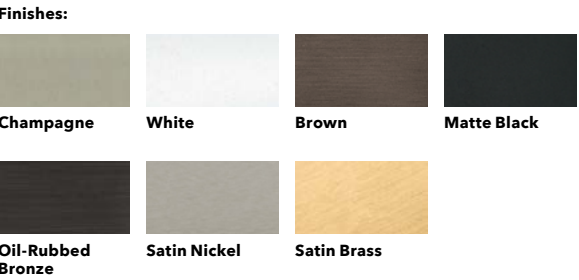
Hinged & Bifold  
Patio Door Handle  
Standard



Sliding Patio  
Door Handle  
Standard



Multi-Slide Patio  
Door Handle<sup>5,6</sup>



Additional hardware collections available. Visit PellaADM.com for more information.

Added Peace of Mind

Integrated Security Sensors Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.<sup>7</sup> For more information, go to connectpella.com.

<sup>5,6,7</sup> See back cover for disclosures.



Colors

Wood Types

Choose the wood species that best complements your project's interior.

**Custom solutions:**



Pine



Douglas Fir



Mahogany



White Oak



Red Oak



Cherry



Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain



Red Mahogany Stain



Espresso Stain



Charcoal Stain



Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>8</sup>



Black



White



Brown



Fossil



Iron Ore



Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green



Pearl Gray



Soft Linen



Satin Steel



Matte Gray



Wolf Gray



Spice Red



Sage



Frost Blue



Blue Ash



Custom colors are also available.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>2</sup>

<sup>1</sup> Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).  
<sup>2</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty) or contact Pella Customer Service.  
<sup>3</sup> Ratings are contingent on product configurations.  
<sup>4</sup> Color-matched to your product's interior and exterior color.  
<sup>5</sup> Flush multi-slide handle is a Pella exclusive design.  
<sup>6</sup> Flush multi-slide handle is not available in Champagne.  
<sup>7</sup> Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.  
<sup>8</sup> EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

## ATTACHMENT C: RMF-45 ZONING STANDARDS

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

Purpose Statement: The purpose of the RMF-45 Moderate/High Density Multi-Family Residential District is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty-five feet (45'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than forty-three (43) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

### Zoning Ordinance Standards for RMF-45 Moderate/High Density Multi-family Residential District

Standard	Proposed	Finding
<b>Minimum Lot Area Single-family Detached:</b> 5,000 square feet	The property is approximately 5,658 square feet (0.13 acre).	<b>Complies</b>
<b>Minimum Lot Width:</b> 50 feet	The property has a lot width of 50'8" at the property line.	<b>Complies</b>
<b>Maximum Building Height:</b> 45 feet	The proposed dwelling will not exceed this height limit. The proposed height of the dwelling on the Almond Street elevation is 28'2" and the N. West Temple elevation is 44'5".	<b>Complies, reduction in Almond Street height of 5'7" from approved plans</b>
<b>Front Yard Setback (Almond Street):</b> Twenty percent (20%) of lot depth, but need not exceed twenty-five feet (25').	15' on the northeast, approximately 20' on the southeast	<b>Does not comply, requested modification (unchanged)</b>
<b>Interior Side Setback:</b> All other permitted and conditional uses: Ten feet (10') on each side.	4' on the north and 10' on the south; requesting reduction from approved 7' on the north to 4'	<b>Does not comply, requesting additional 3' modification</b>
<b>Front Yard Setback (N. West Temple, Double Frontage Lot):</b> Twenty percent (20%) of lot depth, but need not exceed twenty-five feet (25').	39'7", this is a decrease from the approved 42'11"	<b>Complies</b>
<b>Maximum Building Coverage:</b> The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area	36%	<b>Complies</b>

## **ATTACHMENT D: ANALYSIS OF STANDARDS & GUIDELINES**

### **NEW CONSTRUCTION**

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

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

<b>Standard</b>	<b>Analysis</b>	<b>Finding</b>
<p><b>1. Settlement Patterns and 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</p>	<p>The proposed dwelling preserves, reflects, and relates to the existing settlement pattern and neighborhood character.</p> <p>a. The proposed dwelling will not alter the existing block and street patterns.</p> <p>b. The proposed dwelling will be constructed on an existing lot that was subject of a recent lot line adjustment that made it more conforming. Sanborn maps show that a two-story duplex previously existed in this general location with a setback comparable to that proposed.</p> <p>c. As referenced above, the proposed dwelling will be constructed on an existing lot. The proposed yard depth is consistent with other residences on the block face. The height is greater than the adjacent properties; however, it is within the height permitted in the zone and substantially less than the high-rise condominium building across the street.</p> <p>d. The proposed dwelling will be placed with a setback and building depth that is compatible with the existing and proposed dwellings to the north and south.</p> <p>e. The main entrance of the proposed dwelling is oriented such that it faces the street. Similar to other houses on the street, a pathway will extend from the main entrance to the sidewalk.</p>	<p><b>Complies</b></p>

<p>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>2. Site Access, Parking, And Services:</b></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>The site access, parking, and related services are located such that they are compatible with the neighborhood. The existing sidewalk, curb, and gutter will be replaced to match the city standard.</p> <p>a. Access to the site is compatible with other properties in the neighborhood.</p> <p>(1) Pedestrian access to the main entrance will be provided from a paver pathway from Almond Street.</p> <p>(2) Vehicular access will be provided from Almond Street via a new curb cut.</p> <p>b. The HVAC systems will be located to the rear of the residence. The trash and recycling bins will be stored to the rear, in the carport.</p>	Complies
<p><b>3. Landscape And Lighting:</b></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>a. The site has a significant grade change of over 35 feet from its frontage on Almond to the rear on N. West Temple Street.</p> <p>b. The proposed landscaping in the front yard includes raised planter beds. These features are of a scale that reflects the character and context of the block.</p> <p>c. Exterior lighting can be administratively reviewed.</p>	Complies



<p><b>4. Building Form And Scale:</b></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>(1) Height: The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.</p> <p>(2) Width: The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face.</p> <p>(3) Massing: The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p> <p>(4) Roof Forms: The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p>	<p>The form and scale of the proposed dwelling is compatible with others on the block face in terms of its scale, composition, and modeling.</p> <p>(1) The height of the proposed dwelling from Almond Street decreases with these modifications and is within the height permitted. It is substantially less than the high-rise condominium building across the street. The height increases with the change in grade of the site, which is consistent with the recently approved and constructed dwellings to the north.</p> <p>(2) The block has a mixed character with newer, attached dwellings, the rear of large high-rise condominium buildings, and two historic single-family dwellings. The proposed dwelling is compatible with the recently approved dwelling to the north. The proposed setbacks are consistent with the setbacks for single-family houses in many districts.</p> <p>(3) The massing of the proposed dwelling is compatible with the others on the block face. The block face has a mixed character with a variety of shapes, forms, proportions, height, and size of window openings. The proposal is compatible with the other structures on the block face. With the modifications, the height decreases and the proportions of the building are compatible with the immediate context of new construction to the north and the historic home to the south.</p> <p>(4) The flat roof is reflective of the flat roofs on the recently approved and constructed attached dwellings to the north and the recent, out-of-period dwellings to the east. These are not historic structures, but are on the block face, and the proposal fits with the context.</p>	<p><b>Complies</b></p>
<p><b>5. Building Character:</b></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</p>	<p>The character of the proposed dwelling has appropriate architectural elements that reflect and respect the pattern and context. The features and articulation are similar to the adjacent, relatively recently approved and constructed development.</p>	<p><b>Complies</b></p>

<p>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 twelve inches (12").</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>(1) The openings of the front façade relate to those of other recently approved and constructed dwellings. The reduction in size of the pedestrian entry metal canopy is appropriate for the block face. The removal of the sidelight and addition of the wood door with a full, single-lite glass are also consistent. The removal of the street-facing tandem garage from the front façade is more consistent with the openings on historic homes.</p> <p>(2) The openings relate to those on other dwellings on the block face, particularly the recent approval and newer construction attached dwellings to the north.</p> <p>(3) The solid to void ratio on the front façade of the building is compatible with the surrounding context. The removal of the street-facing tandem garage improves this ratio and allows for one that is more consistent with historic homes. The removal of the third floor establishes a height that is more compatible with the block face. The ratio of wall to openings on the second floor is consistent with the recent approval and newer construction to the north.</p> <p>(4) The front entry includes a metal canopy that is consistent with the context. There is a recessed courtyard on the south façade that is screened with wood slat siding and there is a first-floor, two-story covered dining terrace to the rear that extends across the rear facade. These are consistent with the context and block face.</p>	
<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 eighty percent (80%) durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found 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</p>	<p>The proposed building materials, elements, and details are appropriate for the proposed dwelling and reflect the setting and context.</p> <p>a. The GFRC, wood siding, and metal panels, and architectural concrete comprise 91.2% of the façade, a 1.6% increase from the original approval</p> <p>b. No vinyl or aluminum siding is proposed.</p> <p>c. A full, single-lite wood door is proposed for the front entry. The windows, side entry, and patio doors are Pella Reserve aluminum clad wood.</p>	<p><b>Complies</b></p>

<p>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>d. The primary elevation of the proposed dwelling has architectural elements and detailing reflective of the newer construction prevalent on properties to the north. This includes the flat roof, materials, and opening proportions.</p>	
<p><b>7. Signage Location:</b> Locations for signage are provided such that they are an integral part of the site and architectural design and are complementary to the principal structure.</p>	<p>No signage is being proposed.</p>	<p><b>Not applicable</b></p>

## **ATTACHMENT E: APPLICABLE DESIGN GUIDELINES**

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

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

### **SITE DESIGN GUIDELINES**

#### **Street and Block Patterns**

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

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

#### **Building Placement and Orientation**

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

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

### **BUILDING SCALE GUIDELINES**

#### **Mass & Scale**

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

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

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

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

#### **Height**

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

#### **Width**

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

#### **Solid to Void Ratio**

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



## **BUILDING FORM GUIDELINES**

### **Form and Visual Emphasis**

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

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

### **Proportion and Emphasis of Building Façade Elements**

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

### **Rhythm & Spacing of Windows & Doors**

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

## **BUILDING MATERIALS AND DETAILS**

### **Materials**

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

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

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

### **Windows**

*12.20 Windows with vertical emphasis are encouraged.*

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

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

### **Architectural Elements & Details**

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

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

*12.25 Contemporary interpretations of traditional details are encouraged.*

*12.26 The replication of historic styles is generally discouraged.*

## **CAPITOL HILL HISTORIC DISTRICT**

### **Street Pattern**

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

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

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

### **Orientation**

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

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

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

### **Fences & Retaining Walls**

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

### **Building Form**

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

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

### **Building Materials**

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