



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission  
From: Seth Rios, Principal Planner  
801-535-7758 or seth.rios@slc.gov  
Date: February 5, 2026  
Re: Modifications to New Construction for 563 N Center Street (PLNHLC2023-00629)

**PROPERTY ADDRESS:** 563 N Center Street

**PARCEL ID:** 08-36-208-008-0000

**MASTER PLAN:** [Capitol Hill](#)

**ZONING DISTRICT:** [SR-1A Special Development Pattern Residential District](#)

**DESIGN GUIDELINES:** [Residential Design Guidelines](#)

**REQUEST:** On October 3, 2024, the Historic Landmark Commission approved a New Construction application (PLNHLC2023-00629) for the construction of a single-family dwelling at 563 N Center Street, which is within the Capitol Hill Local Historic District. The staff report and approved plans for the project are in [Attachment E](#).

The applicant is proposing a new egress window on the front façade of the home, in order to comply with Building Code. To accommodate this new window well, the applicant has shifted the front porch to the side of the front façade and rearranged the window configuration.

**ACTION REQUIRED:** Review the proposed changes to the design of the project. If the Historic Landmark Commission denies the changes, the project will be required to comply with the previous approval.

**RECOMMENDATION:** Planning staff recommends that the Historic Landmark Commission approve the modifications to the front façade.

## ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Applicant Submittal](#)
- C. [New Construction Standards and Design Guidelines Analysis](#)
- D. [Public Process & Comments \(2026 update\)](#)
- E. [Original HLC Staff Report, October 3, 2024](#)
- F. [Minutes from October 3, 2024 Meeting](#)



*Figure 1: The subject property is currently vacant.*

**BACKGROUND:** This parcel was created in 1916, before the city adopted a zoning or subdivision ordinance. As a result, it is significantly smaller than the surrounding parcels at approximately 1,215 square feet. Due to this size limitation, the owner was granted a variance to remove the off-street parking requirement. The applicant brought the New Construction request to a work session in September 2024 to receive HLC feedback on the building design. They incorporated HLC's feedback into the building design and received HLC approval in the October 2024 meeting. The approved plans are included in [Attachment E](#). There were several conditions of approval, including the following:

- Approval of all final design details, including specific directions expressed by the Commission, shall be delegated to the Planning Staff.
- Stucco siding shall have a hard coat finish.
- Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from the other city departments apply.

After the October 2024 meeting, the applicant listed the property for sale, but they stated that the lack of covered parking made the parcel difficult to sell. As a result, they modified the building design to add a one-car garage at the back of the home. The new garage is accessed via a permanent 13-foot easement on the southern parcel, which they were able to create because the owner owns both parcels. Staff administratively approved the garage addition because the change is located at the rear of the building, approximately 37 feet from the front property line. Additionally, Staff approved the new window configuration on the south façade to accommodate the new floor plan. The modifications add off-street parking without compromising the approved building design. This administrative approval falls within the authority the HLC delegated to Staff under the first condition of approval.



*Figure 2: This is the design that the HLC approved in October 2024. The applicant originally planned to provide uncovered driveway parking in the easement space.*



*Figure 3: Staff administratively approved the addition of a garage door on the side of the home. The changes to the front facade require approval from the HLC.*

The garage addition altered the floor plan layout, removing the rear half of the basement and the rear basement entrance. The building is already constructed to the edge of the lot lines, so the only available location for the basement egress window is in front of the home. To accommodate the new window well, the porch and entrance were shifted to the right side of the front façade. The other window openings were rearranged to accommodate this change. The changes to the front facade extend beyond what Planning Staff can approve and require HLC approval.

**APPLICANT’S REQUESTED MODIFICATIONS:**

The applicant has requested modifications to the plans approved by the Historic Landmark Commission. Staff has the authority to review final design details; however, the proposed front facade

modifications exceed this scope. The Commission has decision-making authority on these items. The Commission may approve, approve with conditions, or deny the requested modifications.

### **Proposed Modifications**

- 1) The applicant is requesting a modification to add a window well on the left side of the front façade. This window well is required by building code to provide egress for the basement bedroom. The building has no side-yard setback due to the 19-foot lot width. The applicant cannot place the window well on the north side because they do not own the northern parcel, and the building is constructed to the edge of the side lot line. They cannot place it on the south side because there would not be enough room to accommodate a driveway. There is no option to add it to the rear yard because the back half of the basement is unexcavated. Staff supports the modification request because it is required by building code and cannot be provided on a different façade.



*Figure 4: The applicant is proposing a window well to comply with building code egress requirements.*

- 2) The front entrance and concrete porch were moved to the right side of the front façade to accommodate the new window well. The entrance will have the same dimensions and fiberglass material as approved previously. The relocation of the entrance is an improvement over the previous design. An asymmetrical façade, with an offset front entrance, is a common feature along Center Street, even across different architectural styles. The proposed modification does



*Figure 5: These two properties are examples of homes along Center Street with an asymmetrical facade and entrances on the side of the front facade.*

a better job at complementing the style of the second-story balcony, which directs attention from the left side of the building to the right. Staff supports the new front entrance location.

- 3) Window openings have been rearranged to accommodate the new entrance location. They are now located to the left of the entrance. The dimensions remain the same, and the applicant is proposing the same fiberglass material and window reveal depth. The updated design continues to appropriately address the rhythm of openings established in the surrounding neighborhood. The scale of openings and the ratio of wall to openings remain the same as in the previous approval. Staff supports the proposed modification.

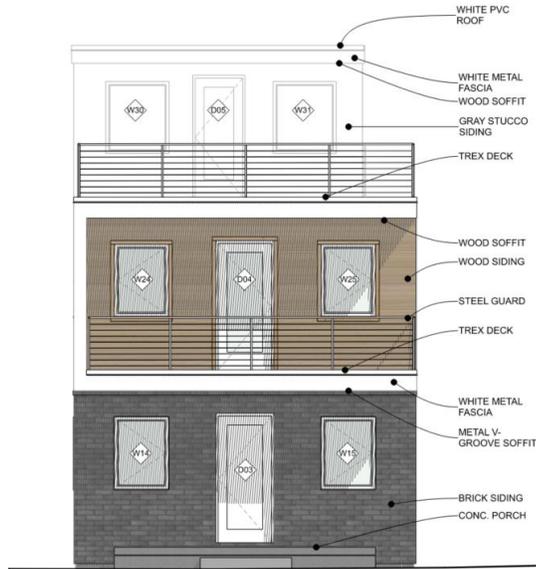


Figure 6: The original design was approved by the HLC in October 2024.



Figure 7: The proposed modifications shift the entrance to the right to accommodate the front window well.

**DISCUSSION:**

The applicant is requesting approval for the following modifications:

- 1) A new window well on the left side of the front façade, in order to provide egress for the basement bedroom.
- 2) Shifting the front entrance and porch to the right side of the front façade to accommodate the new egress window.
- 3) Rearranging the windows of the front façade to accommodate the new entrance location.

Staff recommends approval of the requested modifications, as they maintain the style of the original approval while accommodating the applicant's request for an off-street parking stall. The new design remains consistent with the standards and guidelines.

**Approval of the Request**

If the Historic Landmark Commission agrees with staff and approves the requested changes, an updated Certificate of Appropriateness will be issued to the applicant.

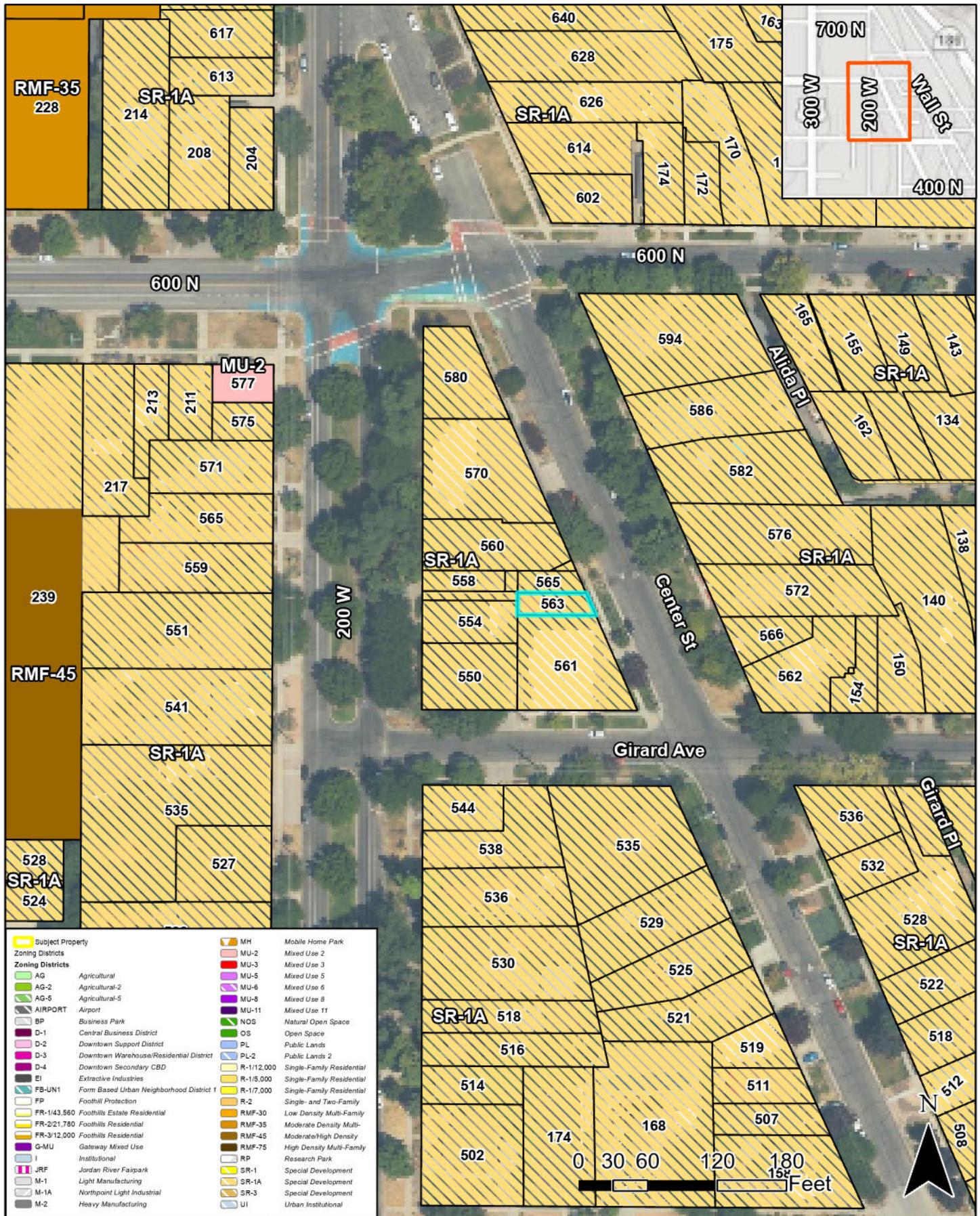
**Denial of the Request**

If the Historic Landmark Commission disagrees with Staff, the applicant will move forward with the previously approved plans.

# **Attachment A: Vicinity Map**

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# Vicinity Map



Subject Property	MH Mobile Home Park	MU-2 Mixed Use 2
Zoning Districts	MU-3 Mixed Use 3	MU-5 Mixed Use 5
AG Agricultural	MU-6 Mixed Use 6	MU-8 Mixed Use 8
AG-2 Agricultural-2	MU-8 Mixed Use 8	MU-11 Mixed Use 11
AG-5 Agricultural-5	NOS Natural Open Space	OS Open Space
AIRPORT Airport	PL Public Lands	PL-2 Public Lands 2
BP Business Park	R-112,000 Single-Family Residential	R-15,000 Single-Family Residential
D-1 Central Business District	R-17,000 Single-Family Residential	R-2 Single- and Two-Family
D-2 Downtown Support District	R-2 Low Density Multi-Family	RMF-30 Moderate Density Multi-Family
D-3 Downtown Warehouse/Residential District	RMF-35 Moderate Density Multi-Family	RMF-45 Moderate/High Density Multi-Family
D-4 Downtown Secondary CBD	RMF-75 High Density Multi-Family	RP Research Park
EI Extractive Industries	SR-1 Special Development	SR-1A Special Development
FB-UN1 Form Based Urban Neighborhood District 1	SR-1A Special Development	SR-3 Special Development
FP Foothill Protection	SR-3 Special Development	UI Urban Institutional
FR-1/43,560 Foothills Estate Residential	UI Urban Institutional	
FR-2/21,780 Foothills Residential		
FR-3/12,000 Foothills Residential		
G-MU Gateway Mixed Use		
I Institutional		
JRF Jordan River Fairpark		
M-1 Light Manufacturing		
M-1A Northpoint Light Industrial		
M-2 Heavy Manufacturing		

# **Attachment B: New Plans**

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# KINNEY HOUSE

563 N. CENTER ST.  
SALT LAKE CITY, UT 84103

## SHEET INDEX

ID	SHEET NAME
A0.1	COVER SHEET
A0.2	SITE PLAN
A1.1	FLOOR PLANS
A1.2	FLOOR PLANS
A2.1	NEW ELEVATIONS
A2.2	NEW ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTION & WINDOW SCHEDULE
A3.3	3D PERSPECTIVES
A3.4	HISTORIC PERSPECTIVE
A3.5	MATERIALS & WINDOW DETAILS

## GENERAL PROJECT INFO

PROJECT ADDRESS:	563 N. CENTER ST. SALT LAKE CITY, UT 84103
SCOPE OF WORK:	(N) SINGLE FAMILY DWELLING
ZONING DISTRICT:	SR-1A
GOVERNING BUILDING CODES:	2021 IRC
CONSTRUCTION:	TYPE VB
OCCUPANCY:	GROUP R-3
OWNER:	NODOSALA LLC
ARCHITECT:	BRACH DESIGN LLC DAVE BRACH RA, CPHC 801-865-7648 dave@brachdesign.com
STRUCTURAL ENGINEER:	COMPASS ENGINEERING WAYNE STAKER, PE 801-664-2197 compass-eng@hotmail.com

## PROJECT AREAS

PROJECT AREAS	
LOT	1215 SF
BUILDING FOOTPRINT	954 SF
BASEMENT	444 SF
GARAGE	496 SF
FIRST FLOOR	448 SF
SECOND FLOOR	950 SF
THIRD FLOOR	425 SF



ARCHITECTURE



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dave@brachdesign.com

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REVISIONS:

PROJECT NO:

DATE: 12/24/25

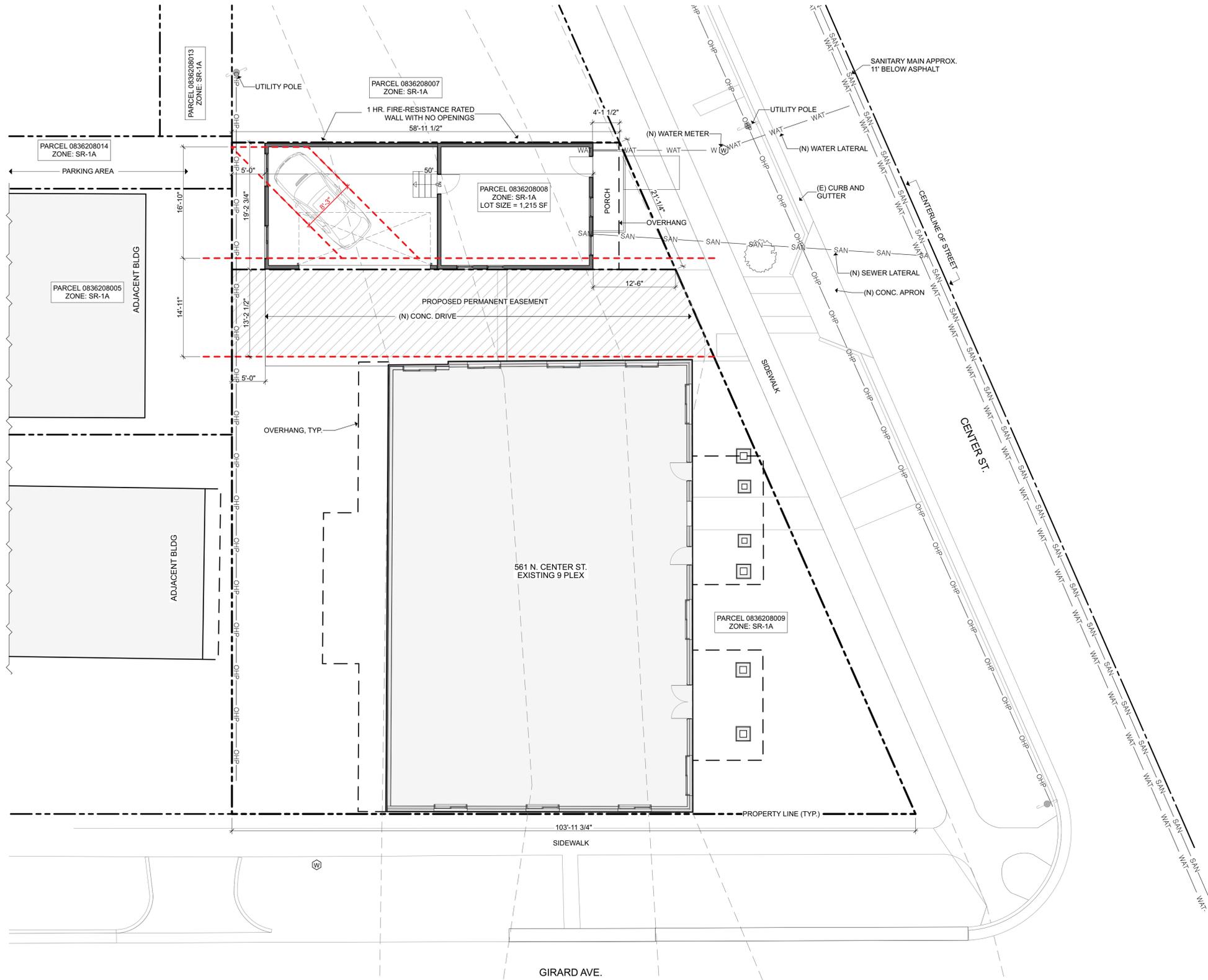
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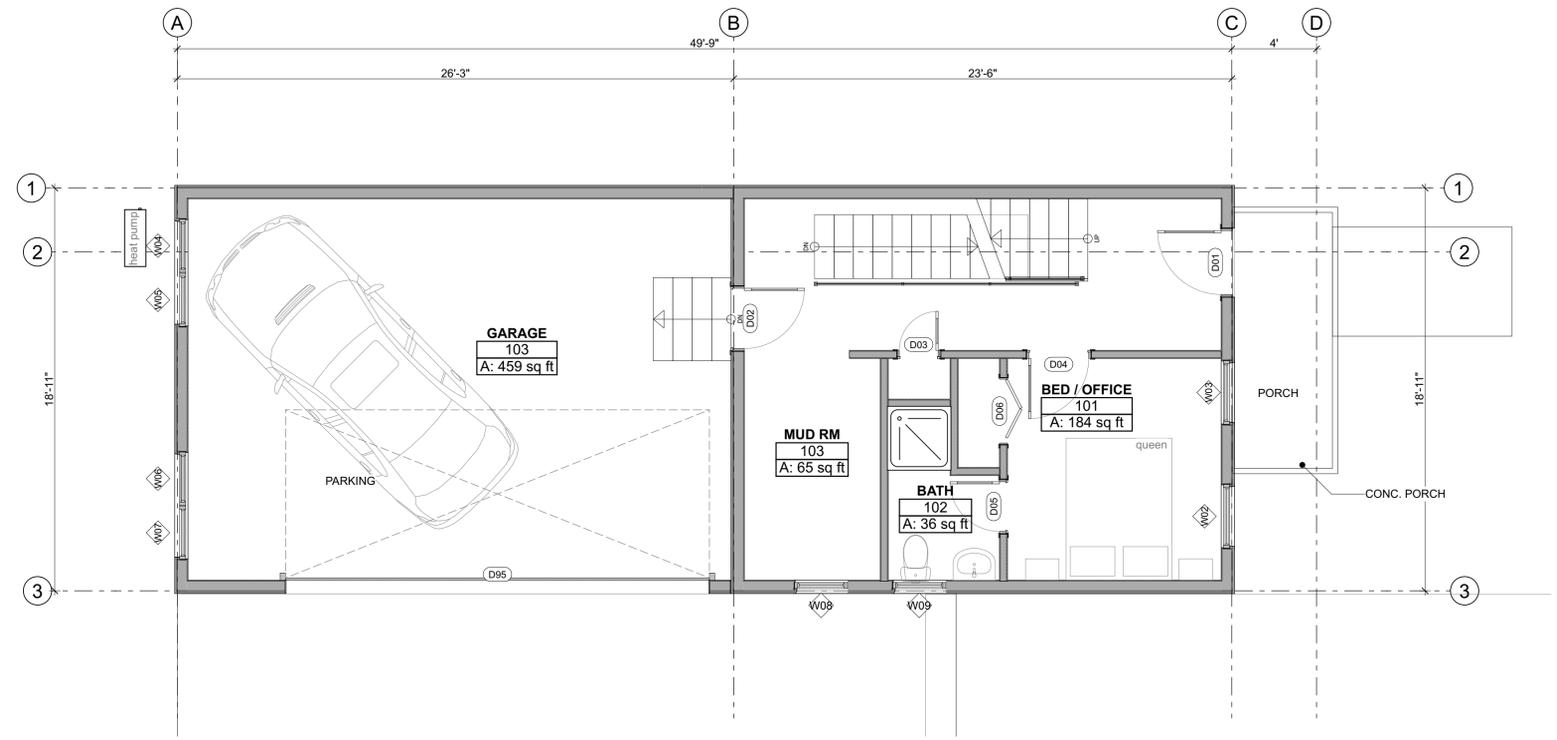
COVER SHEET  
A0.1

SHEET 1 OF 9

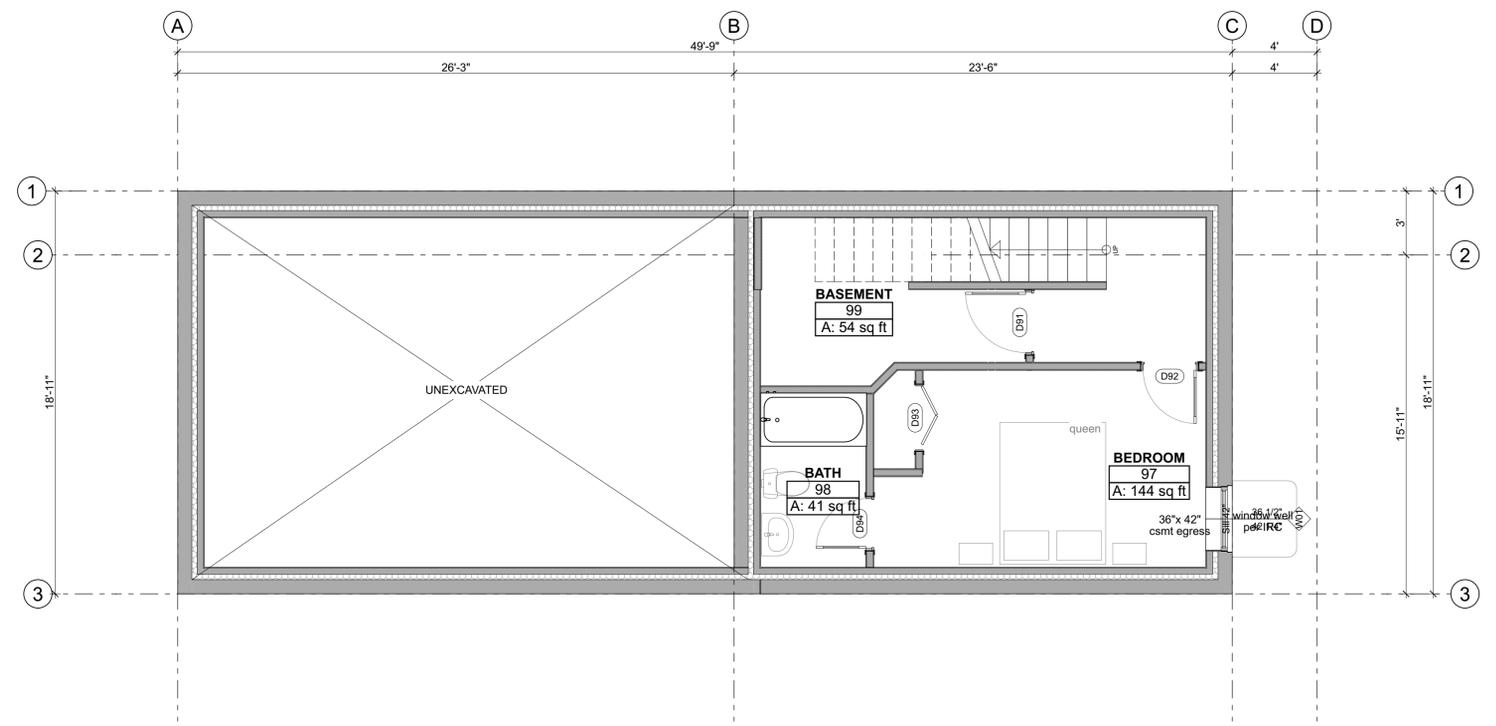
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	SETBACK LINE
	EXISTING CONTOUR LINE
	NEW CONTOUR LINE
	STORM SURFACE DRAINAGE
	GAS LINE
	WATER LINE
	SANITARY SEWER
	STORM DRAIN/SEWER
	BURIED POWER
	OVERHEAD POWER
	OVERHEAD ROOF LINE
	JOIST CENTERLINE
	BEAM CENTERLINE
	HIDDEN LINE
	PERFORATED FOOTING/FND DRAIN
	STRAW WATTLE
	TREE PROTECTION FENCE
	SILT FENCE



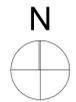
1 NEW SITE PLAN  
SCALE: 1/8" = 1'-0"



**2 1st FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**1 BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"





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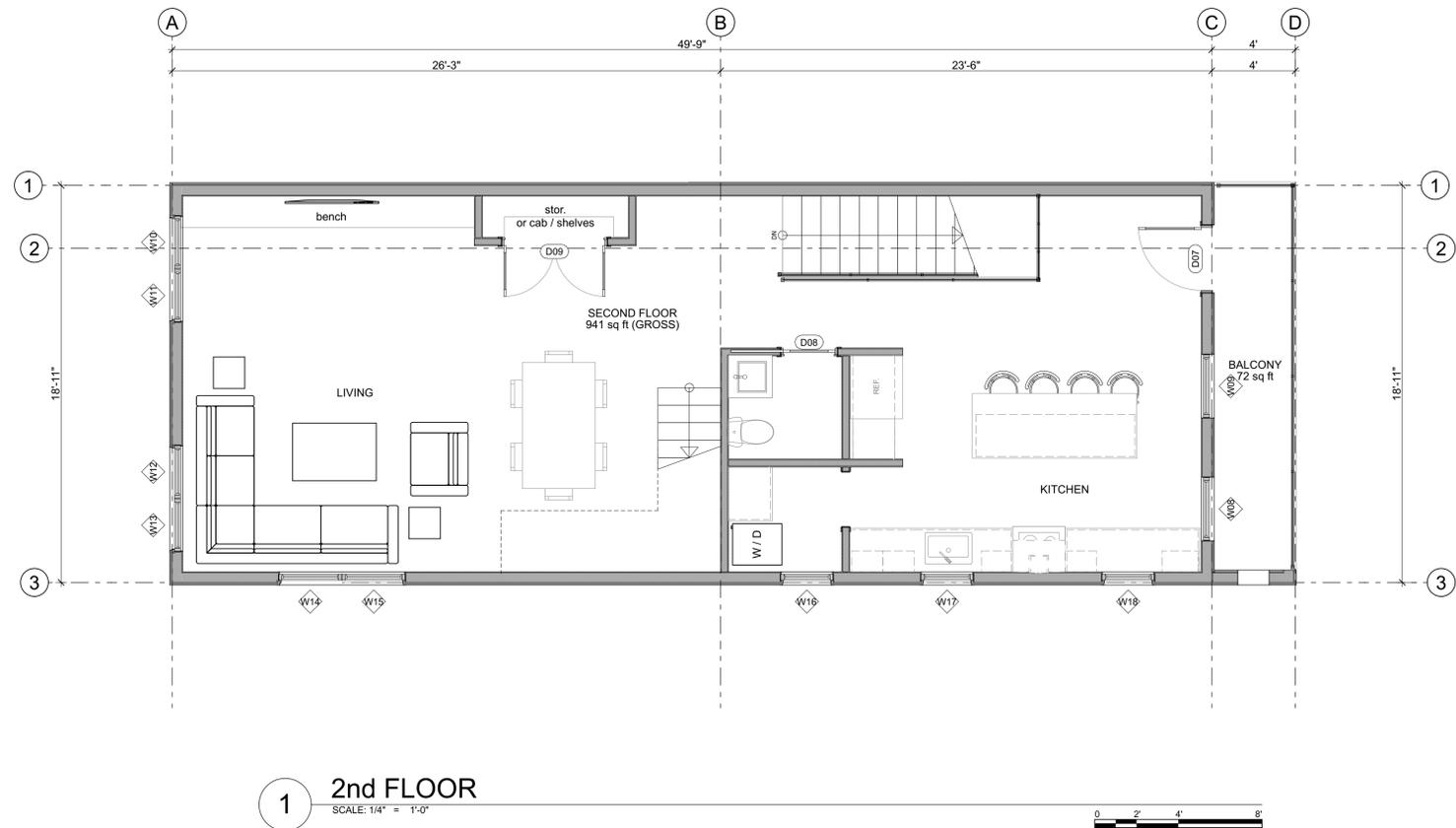
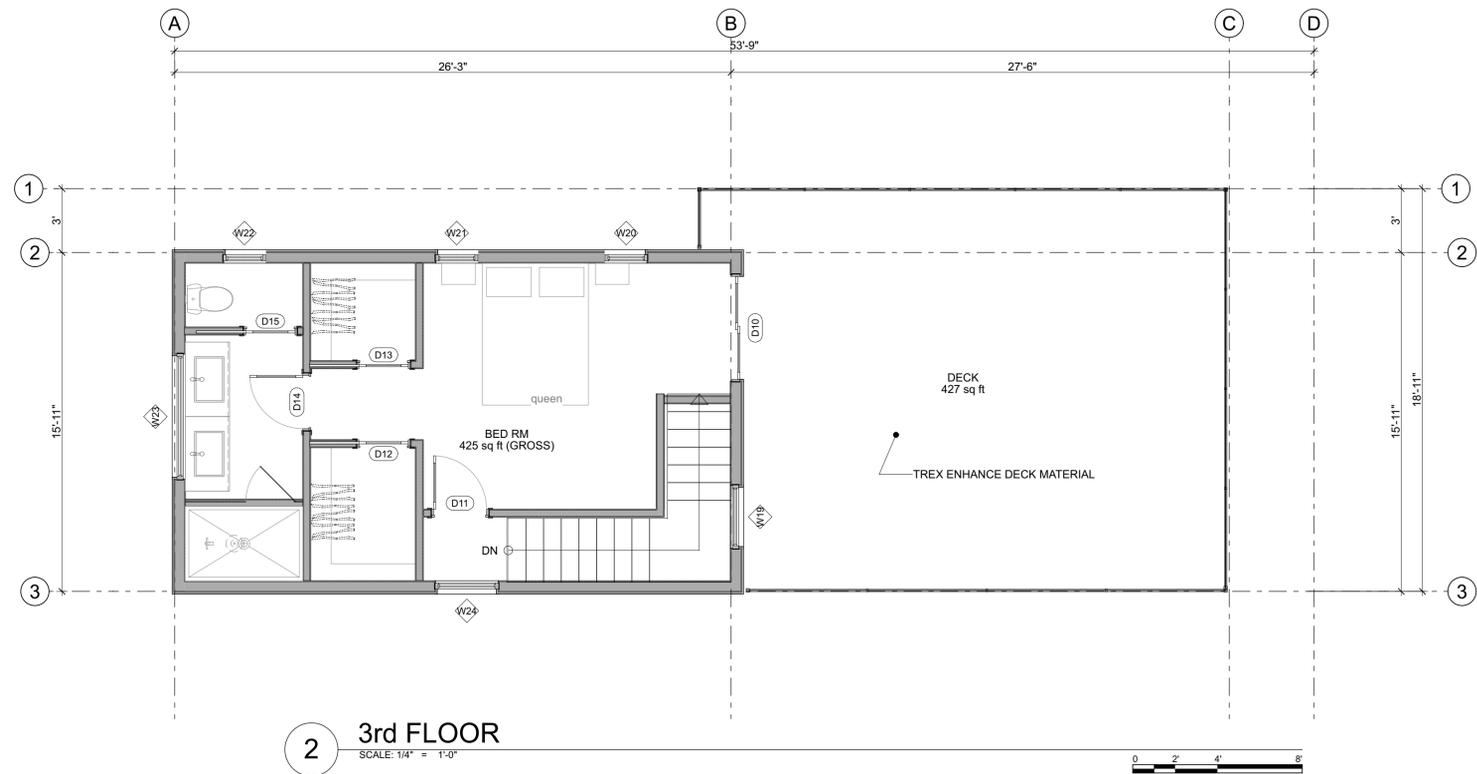
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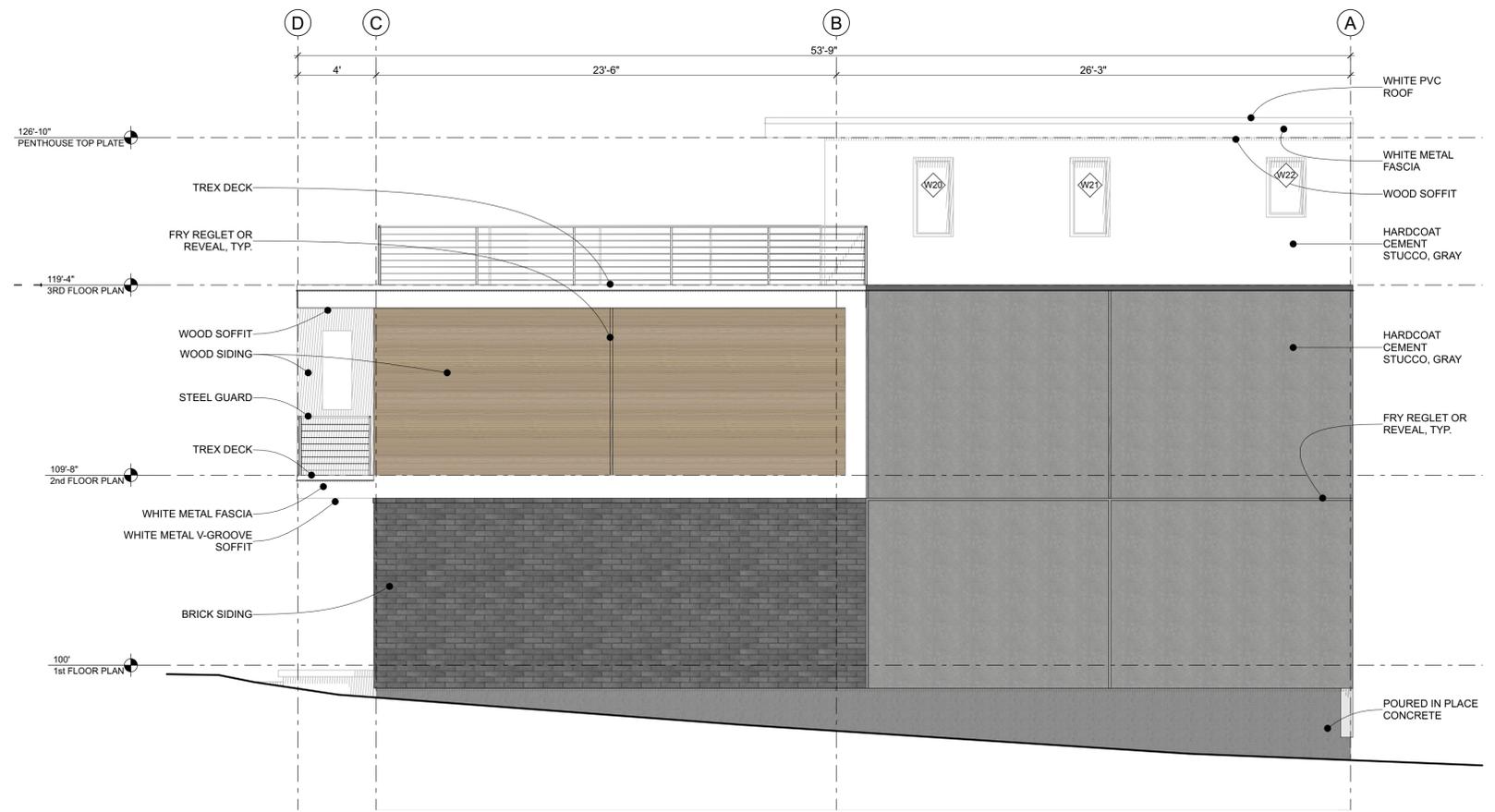
FLOOR PLANS  
**A1.2**

SHEET 4 OF 9





**1 EAST ELEVATION WITH CONTEXT**  
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**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



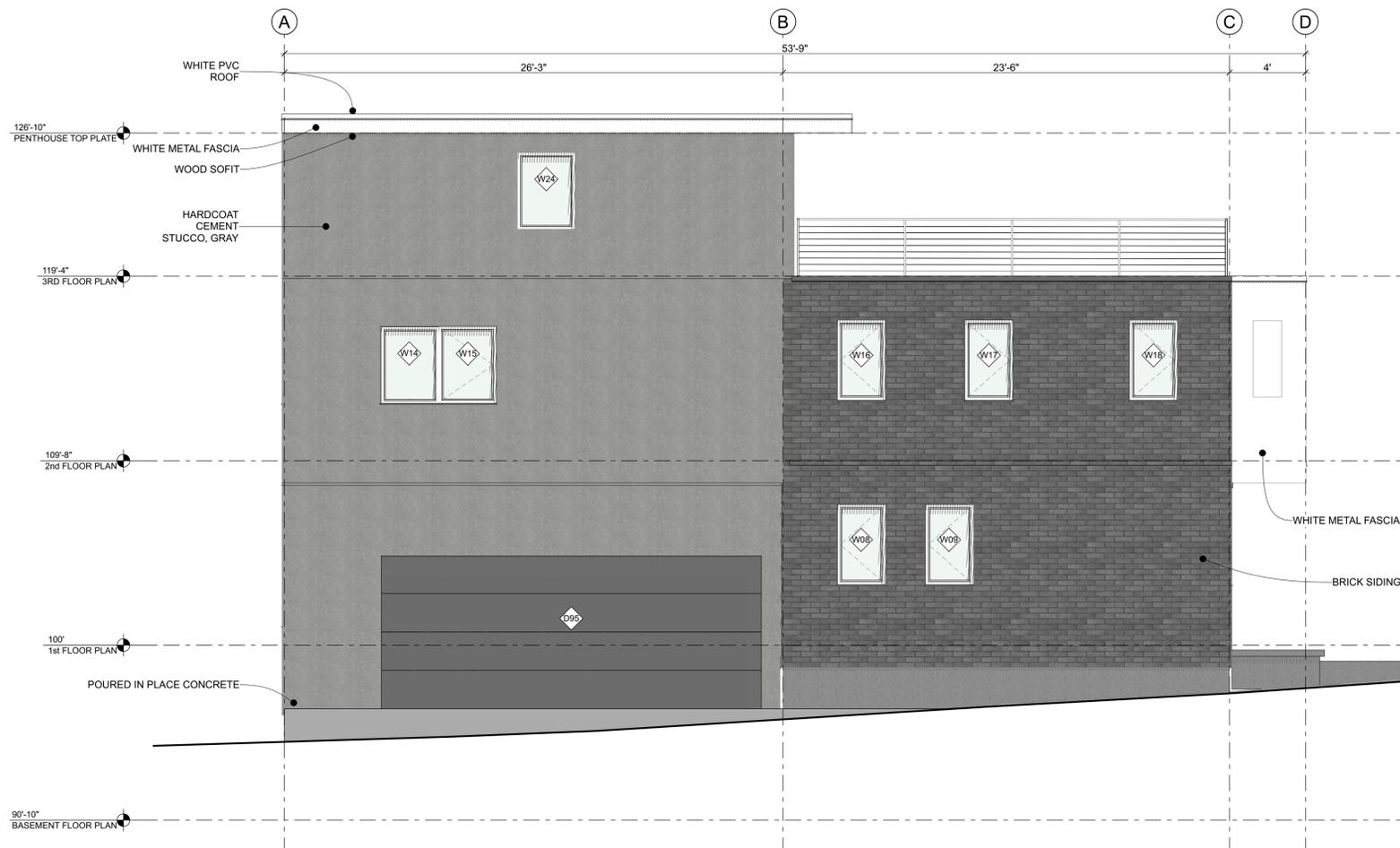
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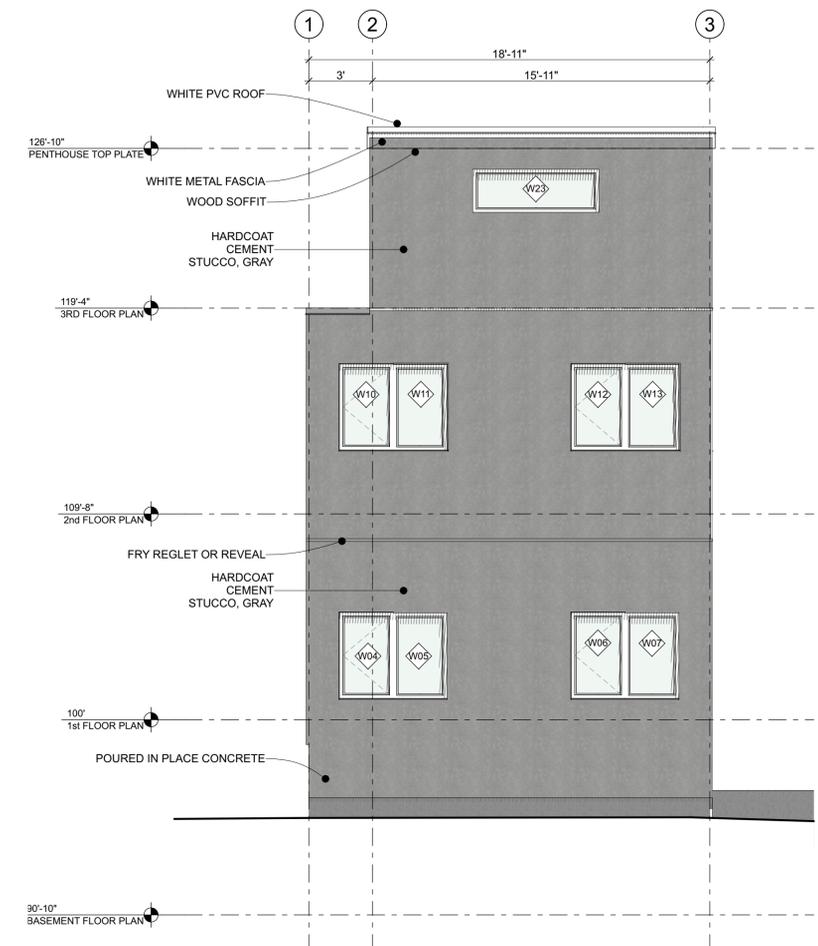
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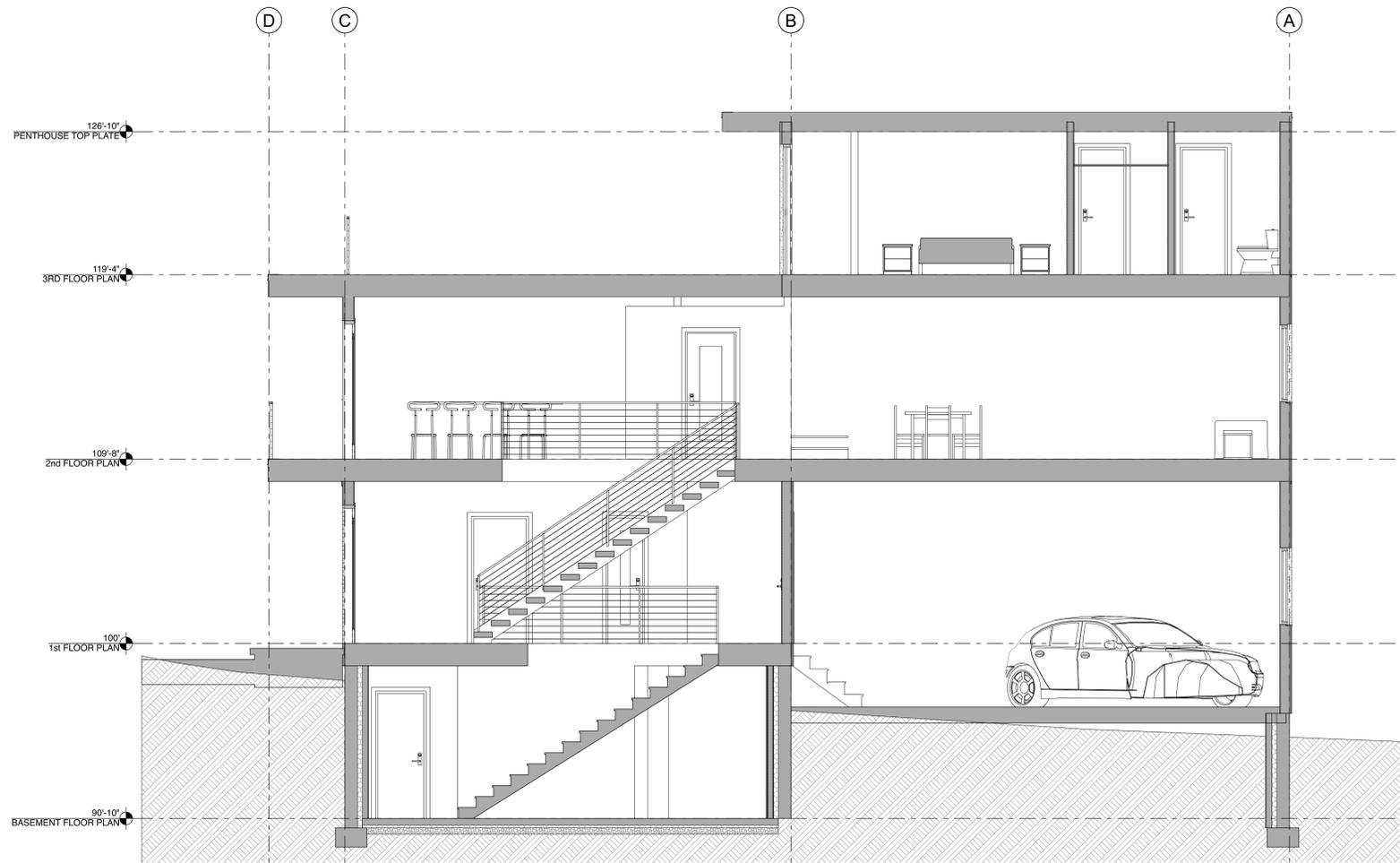
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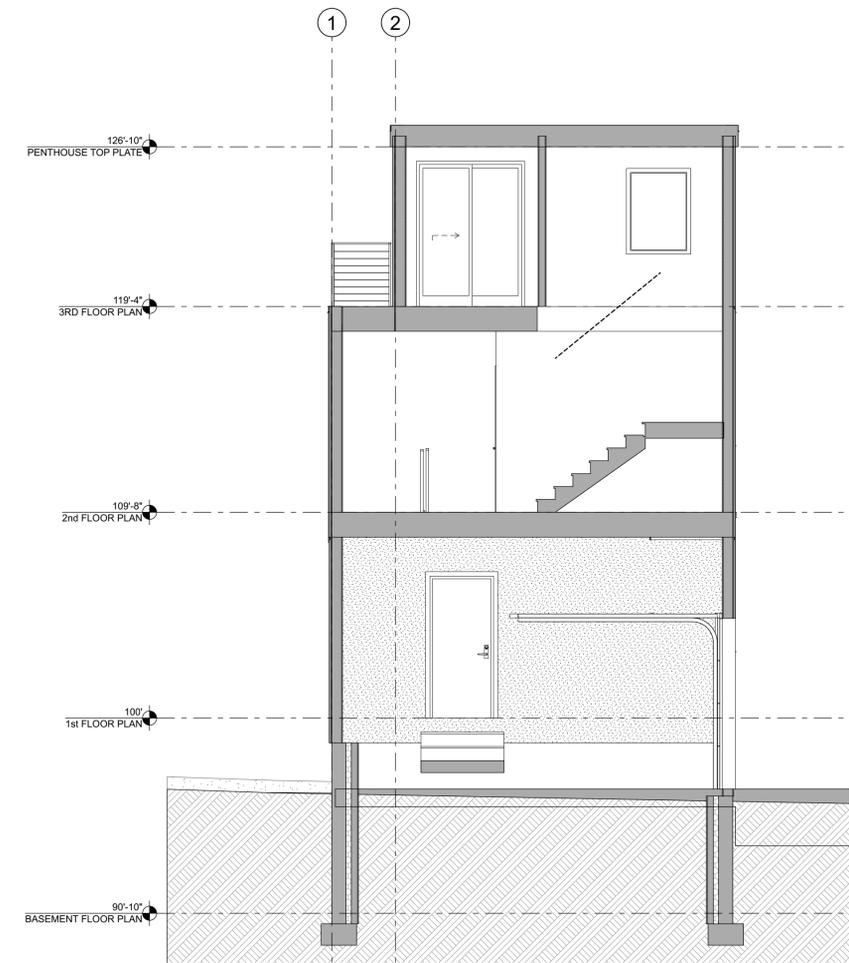
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**1 WEST ELEVATION**  
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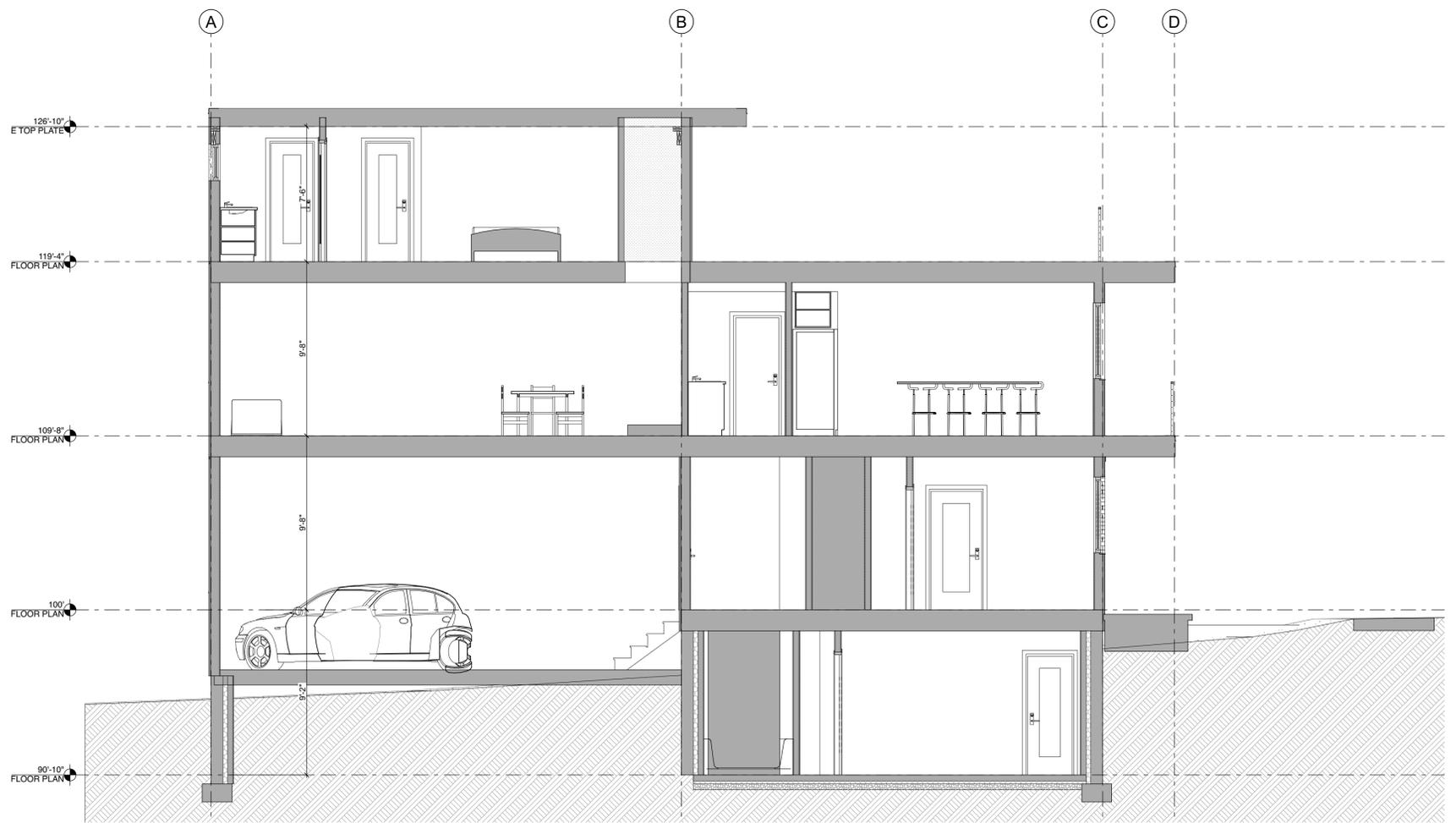
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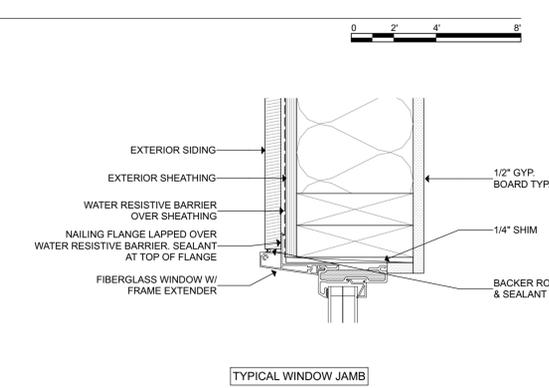
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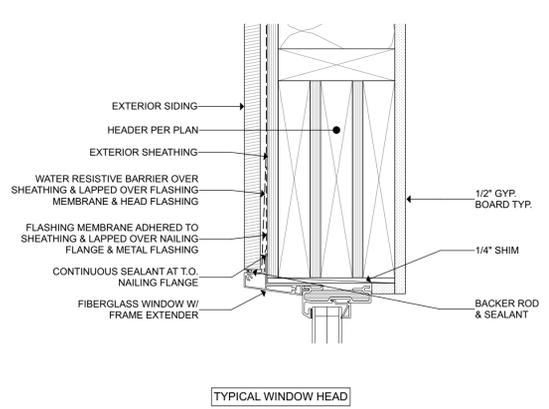
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			WIDTH	HEIGHT	WIDTH	HEIGHT					
D01		36"x85"	38"	86"	39"	87"	86"	0"	D1 Entrance 27		EXT/ TEMPERED
D02		34"x79"	36"	80"	37"	81"	80"	0"	D1 27		EXTERIOR
D03		22"x79"	24"	80"	25"	81"	80"	0"	D1 27		
D04		34"x79"	36"	80"	37"	81"	80"	0"	D1 27		
D05		28"x79"	30"	80"	31"	81"	80"	0"	D1 27		
D07		36"x85"	38"	86"	39"	87"	86"	0"	D1 Entrance 27		EXT / TEMPERED
D08		30"x79"	32"	80"	33"	81"	80"	0"	D1 Pocket 27		
D09		58"x79"	60"	80"	61"	81"	80"	0"	D2 27		
D10		58"x80"	60"	81"	61"	82"	81"	0"	D2 Sliding 27		EXT / TEMPERED
D11		30"x79"	32"	80"	33"	81"	80"	0"	D1 27		
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D92		30"x79"	32"	80"	33"	81"	80"	0"	D1 27		
D94		28"x79"	30"	80"	31"	81"	80"	0"	D1 27		
D95		240"x96"	240"	96"	240 1/2"	96 1/4"	56"	-40"	D1 Garage 03 27		
W01		---	36"	42"	36 1/2"	42 1/4"	84"	42"	W1 Casement 27		
W02		---	36"	50"	36 1/2"	50 1/2"	88"	38"	W1 Casement 27		TEMPERED
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W07		---	30"	48"	30 1/2"	48 1/4"	60"	12"	W Fixed 27		
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W11		---	30"	48"	30 1/2"	48 1/4"	84"	36"	W Fixed 27		
W12		---	30"	48"	30 1/2"	48 1/2"	84"	36"	W1 Casement 27		
W13		---	30"	48"	30 1/2"	48 1/4"	84"	36"	W Fixed 27		
W14		---	36"	48"	36 1/2"	48 1/4"	84"	36"	W Fixed 27		
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W16		---	30"	50"	30 1/2"	50 1/2"	88"	38"	W1 Casement 27		
W17		---	30"	50"	30 1/2"	50 1/2"	88"	38"	W1 Casement 27		
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W22		---	24"	36"	24 1/2"	36 1/4"	77 1/2"	41 1/2"	W Fixed 27		
W23		---	71"	24"	71 1/2"	24 1/4"	78"	54"	W Fixed 27		
W24		---	36"	48"	36 1/2"	48 1/4"	77 1/2"	29 1/2"	W Fixed 27		



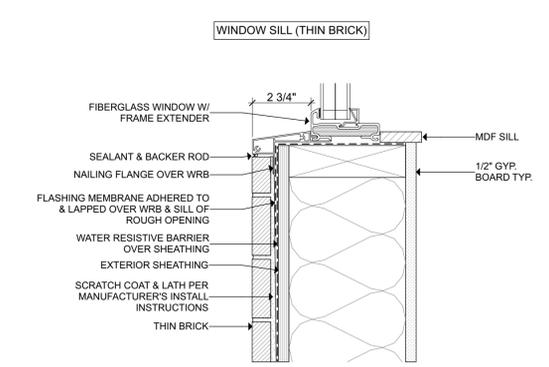
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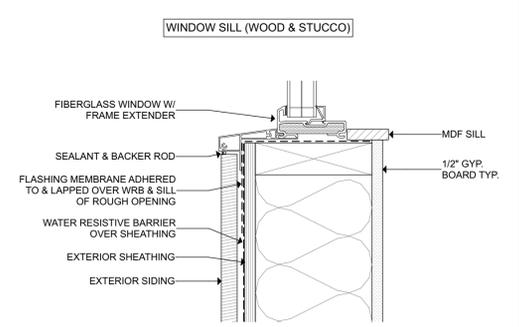
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**3 WINDOW DETAILS**  
SCALE: 3" = 1'-0"



**4 WINDOW DETAILS**  
SCALE: 3" = 1'-0"



**5 WINDOW DETAILS**  
SCALE: 3" = 1'-0"



1 STREETScape  
SCALE: 3/8" = 1'-0"



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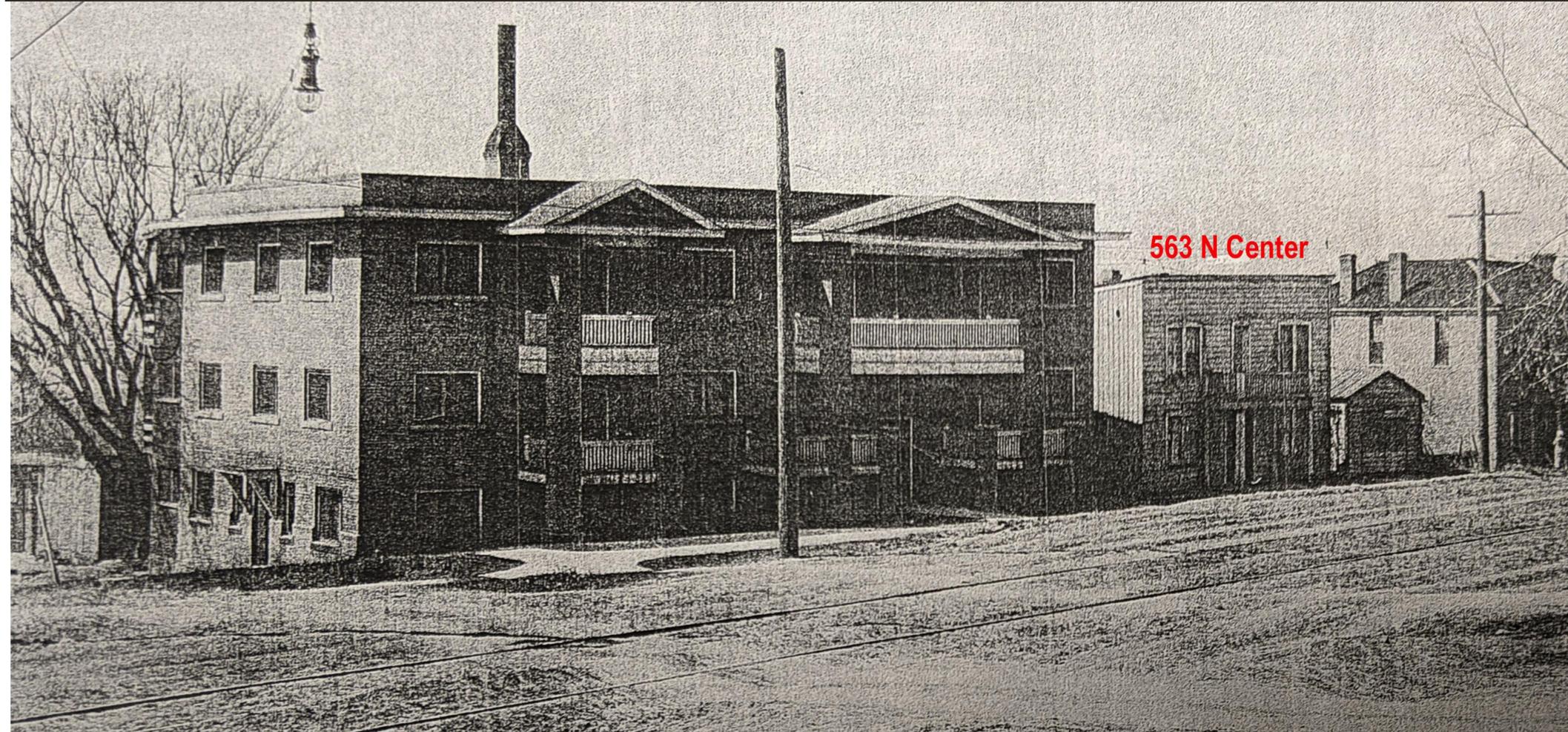
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# Sentry Stucco Wall System

An impact and puncture resistant, cement plaster stucco system

**DESCRIPTION**  
Sentry Stucco System is a non-structural stucco wall system in which the cement plaster component is applied to a thickness of 9.5mm to 22mm (3/8" to 7/8") over a variety of approved substrates.

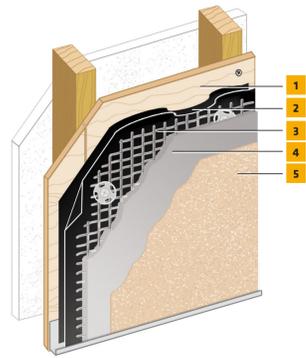
**USES**  
New or retrofit residential, institutional and commercial low-rise construction such as hotels, hospitals, retail centers, schools, multi-family apartments, condominiums, and government facilities.

**ACCEPTABLE SHEATHING**  
PermaBase® Cement Board and other cement boards conforming with ASTM C1325 (Type A exterior); poured concrete/unit masonry; ASTM C1177 type sheathings; including Weather Defense™ Platinum sheathing, GreenGlass® sheathing, aXP™ sheathing, GlasRoc® sheathing, SecurRock™ glass-mat sheathing, and DensGlass® exterior sheathing; gypsum sheathing (ASTM C79 / C196); Exposure I or exterior plywood (Grade C/D or better); or Exposure I OSB.

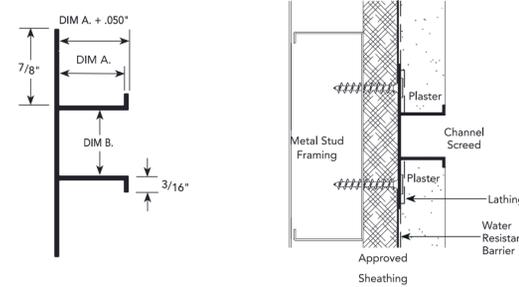
**ADVANTAGES**

- Very resistant to impact and punctures; good for high traffic areas.
- Durable.
- Additional safeguards against incidental moisture intrusion.
- Permalath 1000 in a durable plaster base that will not rust.
- Factory prepared SikaWall Stucco Base minimizes potential site mixing errors; improves quality control.
- Fire-resistant properties.
- Low maintenance and life-cycle cost.
- Fade-, abrasion- and dirt-resistant finishes contribute to low maintenance and life-cycle costs.
- EPS shapes integrate into the system for economical architectural detailing; more valuable appearance.

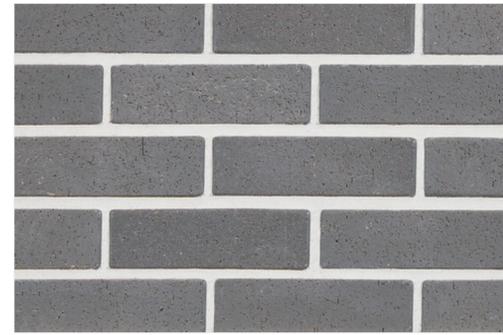
**ENHANCED CRACK RESISTANCE OPTIONS**  
Good: SikaWall® Maxlastic Finish  
Better: SikaWall SRT Mesh with Senergy base coat or SikaWall Stucco Surface Leveler  
Best: SikaWall® SAT Mesh with Senergy base coat or SikaWall Stucco Surface Leveler and SikaWall Maxlastic Finish



1. Acceptable Sheathing\*
  2. Water-Resistive Barrier
  3. SikaWall Permalath 1000 or Metal Plaster Base
  4. SikaWall Stucco Base
  5. Senergy Finish
- \*By Others



PROPOSED STUCCO REVEAL:  
FRY REGLET ALUMINIUM



PROPOSED THIN BRICK: BELDEN  
TITANIUM VELOUR OR SIMILAR



AQUAFIR™ NATURAL

PROPOSED WOOD SIDING:  
MONTANA TIMBER PRODUCTS  
AQUAFIR NATURAL OR SIMILAR



ALPEN ZENITH SERIES  
ZR-3 FIBERGLASS

## PRODUCT DATA SHEET Fine Finish

100% acrylic polymer finish coat

**COLORS**  
Available in a wide variety of standard and custom colors.

**PACKAGING**  
5 gallon pail (19 liter pail)

**COVERAGE PER PAIL\***  
145 to 155 ft<sup>2</sup> (13.5 - 14.4 m<sup>2</sup>)  
\*Coverage rates vary depending on porosity of substrates and application techniques.

**VOC**  
0.22-0.31 lbs./gal (26-37 g/l) less water and exempt solvents.

**SHELF LIFE**  
Two (2) years when properly stored in original container.

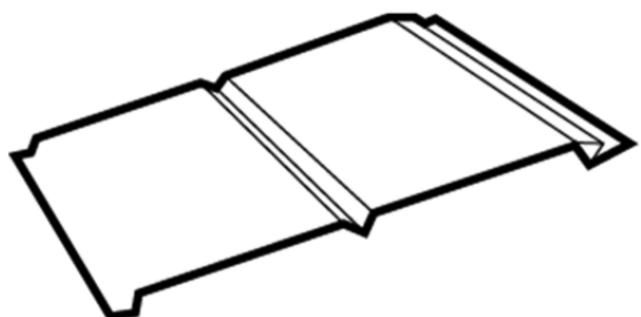
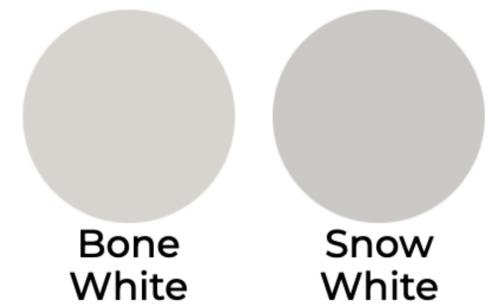


PROPOSED STUCCO: SENERGY  
MORNING MIST OR SIMILAR

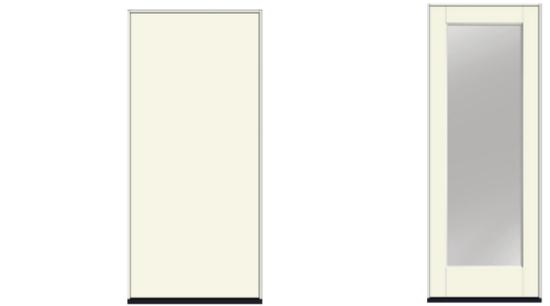
PROPOSED STUCCO TEXTURE



HAAS GARAGE DOOR 2000 SERIES  
FLUSH PANEL DARK CHARCOAL



PORCH SOFFIT: MBCI 29 GAUGE PAINTED  
STEEL V-GROOVE SNOW WHITE. ROOF FASCIA  
AND ROOF DRIP CAP TO MATCH SOFFIT.



Smooth-Star® Smooth-Star®

S82389  
PROPOSED DOOR: THERMA-TRU  
FIBERGLASS SMOOTH-STAR OR SIMILAR.  
PAINTED WHITE



### PVC

A preferred roofing membrane for over five decades

- Proven performance and industry longevity
- Environmental efficiency through reflectivity and recyclability
- Chemical and fire resistance make PVC ideal for a variety of building types



VESICO VERSIFLEX WHITE PVC  
ROOFING MEMBRANE



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dave@brachdesign.com

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KINNEY HOUSE  
563 N. CENTER ST.  
SALT LAKE CITY, UT 84103

REVISIONS:

PROJECT NO:

DATE: 12/24/25

DRAWN BY:

SCALE: AS NOTED IN DRAWING

MATERIALS &  
WINDOW  
DETAILS

**A3.5**

# Attachment C: Updated New Construction Standards and Design Guidelines

## H Historic Preservation Overlay District – Standards for Certificate of Appropriateness Involving 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:

<b>1. Settlement Patterns and Neighborhood Character:</b>
a. <b>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.
<b>Finding: Complies</b>
<b>Discussion:</b> The proposed modifications would not alter the existing block, street, or alley patterns.
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.
<b>Finding: Complies</b>
<b>Discussion:</b> The proposed modifications would not change the existing lot or site pattern.
c. <b>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.
<b>Finding: Complies</b>
<b>Discussion:</b> The proposed modifications would not change these elements.
d. <b>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.
<b>Finding: Complies</b>
<b>Discussion:</b> The proposed modifications would not change the approved placement of the building.
e. <b>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.
<b>Finding: Complies</b>
<b>Discussion:</b> The proposed modifications would not change the orientation of the building, its entries, or pathways.
<b>2. Site Access, Parking, and Services:</b>
a. <b>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. (1) Pedestrian: Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.

(2) **Vehicular:** Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.

**Finding: Complies**

**Discussion:**

The proposed modifications do not change the pedestrian or vehicle access of the project. The previous approval authorized vehicle access on the south side of the property. Under the previous approval, the owner would park the car in the driveway. The new design would allow the homeowner to park their vehicle in a one-car garage at the rear of the building. The garage is located in the least obtrusive manner possible, 37 feet away from the front lot line.

b. **Site and Building Services and Utilities:** Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.

**Finding: Complies**

**Discussion:**

The proposed modifications would not alter the location of the site and building services and utilities

**3. Landscape and Lighting:**

a. **Grading of Land:** The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.

**Finding: Complies**

**Discussion:**

The proposed modifications would not alter the site's landscape or grading.

**Finding: Complies**

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

**Finding: Complies**

**Discussion:**

The proposed modifications would not alter any landscape structures on the site.

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

**Finding: Complies**

**Discussion:** The proposed modifications will not alter the property's lighting.

**4. Building Form and Scale:**

a. **Character of The Street Block:** The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.

**Finding: Complies**

**Discussion:**

The street block only has one other building that fronts Center Street. The proposed design continues to reflect the same scale and massing that was approved in October 2024. It remains compatible with the neighboring apartment building to the south.

(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.

**Finding: Complies**

**Discussion:**

The proposed modification will not alter the building height.

(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.

**Finding: Complies**

**Discussion:**

The building's width is consistent with the surrounding neighborhood and will not change as part of the proposed modifications.

(3) **Massing:** The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.

<b>Finding: Complies</b>
<b>Discussion:</b> The building's massing will not change with the proposed modifications.
(4) <b>Roof Forms:</b> The building incorporates roof shapes that reflect forms found in the historic context and the block face.
<b>Finding: Complies</b>
<b>Discussion:</b> The building's roof form will not change with the proposed modifications.

<b>5. Building Character:</b>
a. <b>Facade Articulation &amp; 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 twelve inches (12").

<b>Finding: Complies</b>
<b>Discussion:</b> The building's design, proportions, and articulation comply with the design standards. The front façade continues to feature a one-story porch, characteristic of the neighborhood. The only change is that it has been shifted to the side of the front façade.
(1) <b>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.

<b>Finding: Complies</b>
<b>Discussion:</b> The modified window placement on the front façade does a better job at reflecting the rhythm and openings of the block face. It is common for the homes in this neighborhood to have an asymmetrical façade, with an entrance on one side and openings on the other. This rhythm of openings is conveyed across the neighborhood's different architectural styles. The <a href="#">modifications section</a> includes several photo examples of homes in the Capitol Hill neighborhood that follow this pattern.
(2) <b>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.

<b>Finding: Complies</b>
<b>Discussion:</b> The proportion and scale of all openings will not be changed by the proposed modifications. The scale and proportion of the openings will remain the same on the front façade.
(3) <b>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.

<b>Finding: Complies</b>
<b>Discussion:</b> The ratio of walls to openings will not be changed as part of this modification request. The applicant is using the same size doors and windows for the proposed modification.
(4) <b>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.

<b>Finding: Complies</b>
<b>Discussion:</b> The balcony and porch will remain as part of the modified design.

<b>6. Building Materials, Elements and Detailing:</b>
a. <b>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.

<b>Finding: Complies</b>
<b>Discussion:</b> The building materials will not change with the proposed modifications.

b. **Materials on Street-Facing Facades:** The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.

**Finding: Complies**

**Discussion:**

Neither vinyl siding nor aluminum siding is proposed as part of the modified design.

c. **Windows:** Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.

**Finding: Complies**

**Discussion:**

The materials and detailing of the windows will not change as part of the proposed modification. They retain the same shape as the previous approval. The vertical, rectangular style reflects the window patterns seen along Center Street. The applicant is proposing a 2.75-inch window reveal, which is the same as the previous design. The window reveal helps the project to avoid the impression of superficiality common in new buildings, making it more compatible with the surrounding district.

d. **Architectural Elements and Details:** The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.

**Finding: Complies**

**Discussion:**

The building's architectural details will remain the same, despite the new locations of the window openings and the front entrance. The projecting balcony with its steel fascia adds visual interest, conveying the building's modern design. The wood soffit adds visual interest from street level. The brick and wood siding reflects the size and shape of those found in the surrounding historic district. The building uses a variety of materials on its front and side walls as decorative features. The traditional materials of brick and wood siding are incorporated in a way that respects the building's historic character while establishing its modern character. The steel railing on the balcony and rooftop deck also helps to establish the contemporary style. Architectural accents such as brackets, columns, and a detailed cornice are absent from the proposed design, but the applicant has incorporated sufficient material variety and design details to comply with the architectural element design standard.

7. **Signage Location:** Locations for signage are provided such that they are an integral part of the site and architectural design and are complementary to the principal structure.

**Finding: Not Applicable**

**Discussion:**

This modification does not involve new signage.

# Attachment D: Public Process & Comments (2026)

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## **Public Notice:**

- January 23, 2026
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division listserv
- January 23, 2026
  - Public hearing notice sign posted on the property

## **Public Input:**

Staff have not received any public input regarding this modification request.

# **Attachment E: 2024 HLC Staff Report**

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# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Historic Landmark Commission  
**From:** Seth Rios, Principal Planner  
[seth.rios@slcgov.com](mailto:seth.rios@slcgov.com), 801-535-7758  
**Date:** October 3, 2024  
**Re:** PLNHLC2023-00629, Kinney House New Construction

## New Construction

**PROPERTY ADDRESS:** 563 N Center St  
**PARCEL ID:** 08-36-208-008-0000  
**MASTER PLAN:** [Capitol Hill](#)  
**ZONING DISTRICT:** [SR-1A, Special Development Pattern Residential](#)

### REQUEST:

James Cocks, representing the property owner, is requesting approval to construct a single-family home in the Capitol Hill local historic district. The applicant is seeking zoning modifications for various SR-1A zoning standards that are listed in this report in [Attachment E](#). Any new construction in a local historic district requires approval from the Historic Landmark Commission.

### RECOMMENDATION:

Approval of the request with the following conditions:

1. Approval of all final design details, including specific directions expressed by the Commission, shall be delegated to Planning Staff.
2. Stucco siding shall have a hard coat finish.
3. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.

### ATTACHMENTS:

- [ATTACHMENT A: Vicinity Map](#)  
[ATTACHMENT B: RLS Forms of Surrounding Properties](#)  
[ATTACHMENT C: Plan Proposal](#)  
[ATTACHMENT D: Property & Vicinity Photos](#)  
[ATTACHMENT E: SR-1A Zoning Standards](#)

[ATTACHMENT F: Design Standards and Guidelines](#)

[ATTACHMENT G: Public Process & Comments](#)

[ATTACHMENT H: Department Review Comments](#)

## PROJECT DESCRIPTION



### *Project Overview*

**Zone:** SR-1A Special Development  
Pattern Residential

**Local Historic District:** Capitol Hill

**Height:** 32 feet, 9 inches

**Proposed Building:** Single-family home

**Current Use:** Vacant land

**Proposed Materials:** Extruded thin brick, Trex decking (2<sup>nd</sup> story balcony and rooftop deck), concrete steps, wood siding, stucco siding, fiberglass windows, steel fascia, wood soffit, steel railing

**Parking:** Permanent easement provided on the south property for 2 stalls

### Project Background

The applicant is requesting approval from the Historic Landmark Commission to build a single-family home on a vacant property in the Capitol Hill local historic district. The owner went through the administrative interpretation process in 2023, where Planning Staff determined that the lot was legally created. The lot was subdivided and created in 1916 before Salt Lake City implemented a zoning code. It is much smaller than the lots that are permitted today due to the lack of zoning standards that existed at the time. The lot is roughly 19 feet wide and 59 feet long. It is approximately 1,215 square feet in size, smaller than the properties in the immediate area. The proposed building will have a footprint of approximately 951 square feet. Normally, a single-family home would be required to provide 2 off-street parking stalls, but due to the size restrictions of the property, the applicant was granted a variance from the parking requirement in May 2024. Enforcing the off-street parking requirement would have forced a design that sacrifices half of the front façade for a garage door or covered parking area, which is not compatible with the surrounding historic district.



Figure 1: Rendering of the proposed design

The small lot dimensions have led to design challenges with the building code. International Building Code does not allow openings if the fire separation distance is less than 3 feet. The applicant is proposing a building that is built to the side lot lines with no side yard setback. The Building Official has approved a modification to allow openings on the south side of the property because the owner owns the property directly to the south, enabling them to create a permanent 5-foot easement for fire separation on the south property. However, the subject property owner does not own the north property and is therefore not permitted to include openings on the north side because the proposed walls encroach on the fire separation space. The applicant argues that moving the north building wall 3 feet inward would compromise the amount of livable space in the building, given that the proposed building is only 19 feet wide. To address this issue, they have proposed using different building materials to break up the large wall and compensate for the lack of openings on the north side.

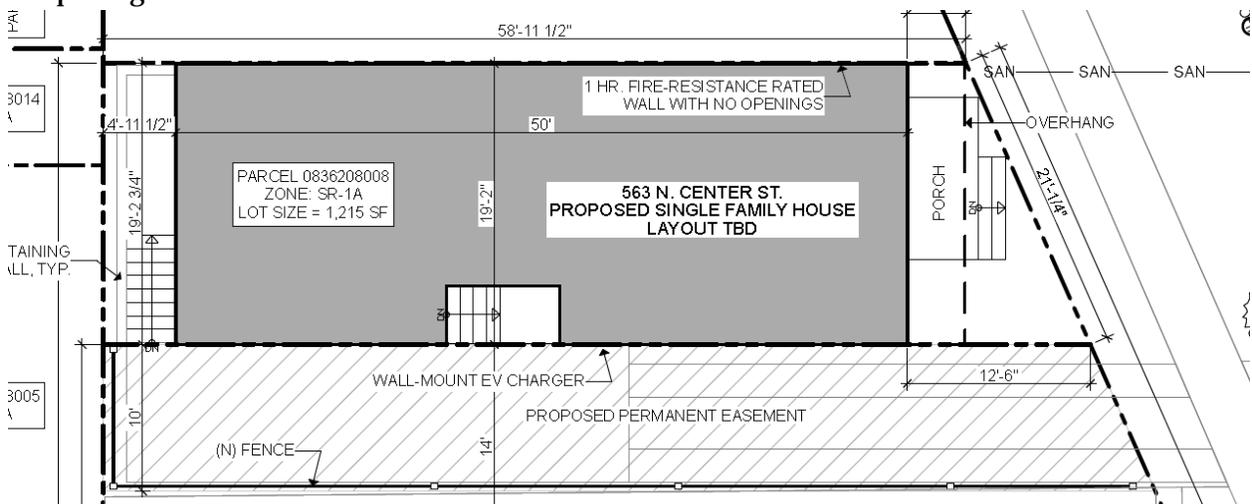


Figure 2: The site plan shows that the building will be built to the property lines with no side yard setbacks. A permanent easement on the property to the south will allow for parking space and the required fire separation.

### Site Context

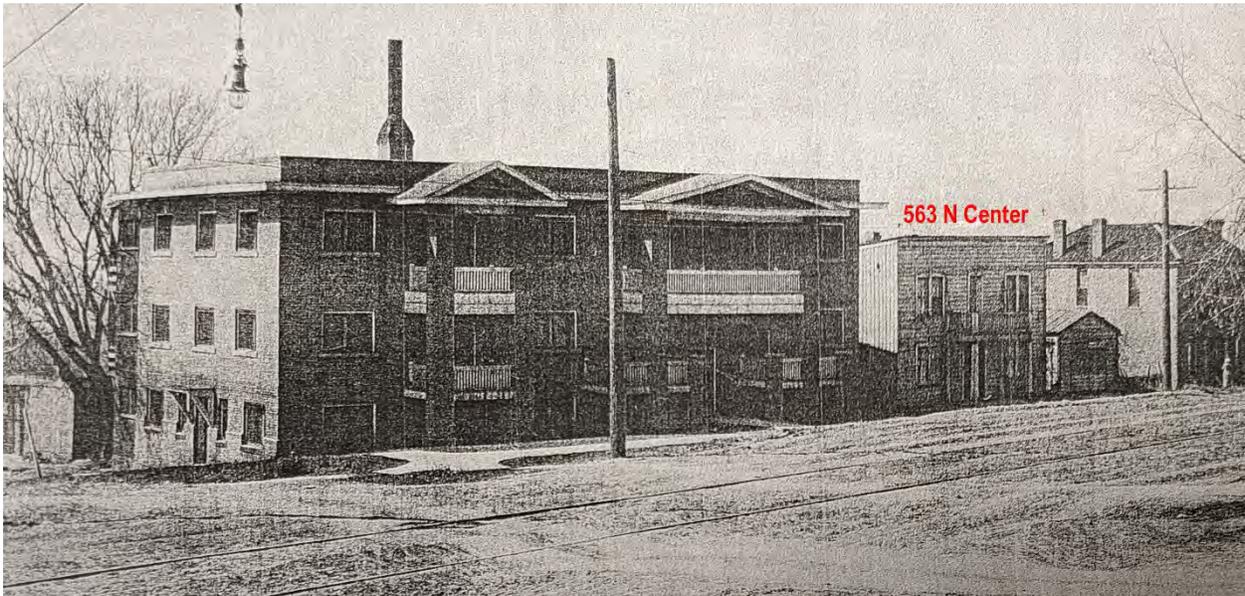
The apartment building to the south is the only other building on the block fronting Center Street. The other lots on the block face have buildings that front along 200 W, one block to the west of the subject property. The neighboring apartment building is a 31 ft-tall neoclassical building constructed in 1915 with a flat roof and large balconies on the second and third floors. The buildings across the street feature a wide variety of styles and sizes, including cottage, Victorian cottage, Victorian eclectic, and vernacular styles. The proposed design is similar in scale and massing to the neighboring apartment building and other homes in the Capitol Hill district built after the period of significance.



*Figure 3: The apartment building at 561 N Center St, directly south of the subject property. The owner owns both the apartment building and the subject parcel.*

### Proposal

The proposed design is inspired by the neighboring apartment building to the south and the original building that was located on the property from approximately 1890-1980. The original building was a two-story, flat-roofed, frame building with a symmetrical front façade. It had paired double-hung windows on the first and second stories and centered doors on each story. Additionally, there was a balcony area accessible from the second-story door.



*Figure 4: The original building was built to the lot lines, reflecting the historic settlement patterns of the block face.*



*Figure 5: The proposed new construction will be the second building on the block face. The massing of the building is inspired by the original house that sat on the property.*



*Figure 6: Front Elevation of the proposal*

The proposed design features an asymmetrical façade that recreates some aspects of the original house, such as centered doors, a second-story balcony, and a flat roof. The structure consists of one large volume fronting the street with a smaller volume on the third story, set back 27.5 ft from the front wall. The building massing is vertical and rectangular, similar to the neighboring apartment building. The white fascia around the second-story balcony and projecting façade is used to help establish the modern character of the house by breaking up the wall into horizontal, rectangular shapes, creating architectural interest. Both floors combine to create a vertical, rectangular shape. Traditional materials are used on the front façade; however, combining different materials on the front building face helps establish the modern character of the proposed building.

### Building Materials

#### STUCCO SIDING

Planning Staff is recommending a condition that hard coat stucco be used for this project. The applicant is proposing Senergy Sentry Stucco Wall Systems, which provides the option for one and two-coat stucco applications. Traditionally, stucco was applied as a three-coat system using Portland cement-based plaster. The first layer, known as the scratch coat, was applied directly to the substrate and serves as a rough base with grooves scratched into it to provide a strong mechanical bond for the subsequent layers. The second layer, the brown coat, is applied over the scratch coat and is used to even out the surface, providing a smooth and level base for the final layer. This coat is crucial for adding structural strength and ensuring a uniform thickness. The final layer, or the finish coat, is applied to give the wall its final texture and color. This coat was traditionally customized with various textures and finishes to achieve the desired aesthetic effect.

One-coat stucco application is less time-consuming to apply but is not as thick as the three-coat system, leading to questions about material durability. Chapter 12 of the design guidelines states that materials used in new construction should have proven durability for the regional climate of the site. Three-coat stucco application has been used long enough to establish it as a durable material. It possesses the

ability to age and weather appropriately over time. One-coat stucco application has not been supported in Salt Lake City's local historic districts. Staff supports the proposal for stucco on the side and rear portions of the building, but only if applied with a traditional scratch and brown coat system. Staff has proposed a condition is to ensure traditional stucco is used on the new construction.

#### WOOD SIDING

The applicant has proposed Montana Timber Aquafir wood siding for the siding material on the second floor. The siding is cut from Douglas fir trees and is a natural wood product. The manufacturer provides several staining, color, and texturizing options, but the applicant has opted for the "natural option", meaning the wood is not stained a different color or texturized. It is only treated with a semi-transparent water and polyurethane protective coating for the wood. The coating will protect the wood from outdoor elements while keeping the natural, "raw" look of the wood. Paint was traditionally used on historic homes to protect wood siding from the elements, but the natural finish is a modern aesthetic that will help establish the context of this new construction while still using traditional materials.

#### BRICK SIDING

The applicant is proposing thin extruded brick siding on the south, east, and north façade of the building. Extruded brick is made of clay and shale. The brick is applied over a substrate material with adhesive, and mortar is later applied to the bricks. Although the manufacturing method for extruded brick is different from older molding methods, it is still considered a durable material, complying with the design standards for new construction building materials. The brick is specifically listed as an appropriate material in [Chapter 21A.34.020.H.6.a](#) of the city code and it provides a high-quality material for the portions of the walls that are highly visible from the public right-of-way. The applicant expanded the use of the brick material after receiving staff feedback on the original design.

#### FIBERGLASS WINDOWS AND DOORS

The building is proposed to have fiberglass doors and windows. Fiberglass windows are appropriate for new constructions because they have a profile that is similar to traditional wood windows and are less likely to warp in Salt Lake's climate conditions than a material like vinyl. The windows will be fixed and casement style. The applicant has agreed to provide a window reveal of 2.75 inches for all of the building windows. The new ordinance requiring a 3-inch window reveal does not apply to the applicant because the application was submitted before the ordinance was approved by City Council. Staff supports the proposed use of fiberglass doors and windows.

#### TREX DECKING, WOOD SOFFIT, STEEL FASCIA

The proposed material for the front porch is concrete. The applicant is proposing Trex decking for the second and third-story balconies and side and rear entryways, where they are not visible from the public right-of-way. Trex is a type of composite material made from a blend of recycled wood fibers and plastic. It is designed to mimic the appearance of natural wood. The Planning Division does not allow Trex to be used as a replacement for traditional wood materials but has allowed it as a decking material. It is not permitted for siding, porch railings or columns. The proposed fascia is a white-colored steel. The soffit on the first floor is v-groove steel metal and will also be white. The soffits on the second and third stories will be the same wood used for the building siding. The metal railing on the second-story balcony and the rooftop deck will be a dark steel color. Staff supports the proposed building materials.

### Zoning Modifications Request

	<b>SR-1A Zoning Standard</b>	<b>Modification Seeking</b>
Building Height	16' for flat roofs	32' 9"
Maximum Exterior Wall Height	16'	31' 7"
Front Yard Setback	1.3' (Average Setback of block face)	0 ft setback
Side Yard Setback	4'	0 ft setback
Rear Yard Setback	15'	4.95'
Maximum Building Coverage	40%	78%
Change of grade in the rear yard	4 ft tall or less	4' 5"

The applicant is requesting relief from the listed SR-1A zoning standards. The decreased setbacks are necessary to accommodate a reasonably sized building on the subject parcel, which is much smaller than those in the surrounding neighborhood at 1,215 square feet. Requiring compliance with any of the minimum yard setbacks would significantly reduce the interior space of the building, leaving very narrow interior spaces at about 9-10 feet wide (4 ft setback on each side). The request for increased wall height and overall building height is related to the third-story office space and rooftop deck. The applicant has proposed a third-story office space that is setback 27.5 feet from the front wall. The north side of the third-story office is stepped back 3 ft to reduce the perceived height of the stucco wall on the north side of the building and to break up the blank wall. They have also changed the parapet wall to steel railing so that the wall height does not seem so imposing.

The applicant has worked with Planning staff to address several design issues from the original proposal. They addressed issues with the scale of openings on the front façade of the building and relocated the windows to both sides of the door. They changed the shape of the windows to reflect the vertical, rectangular shape commonly seen in the neighborhood. They changed the window and door material from vinyl to fiberglass. The original plans showed windows completely flush with the exterior walls. They have agreed to provide a window reveal of 2.75 inches on all the windows. Trex was removed from visible portions of the building. The north façade was changed from grey stucco to a combination of brick, wood siding, white steel fascia, and grey stucco. To break up the blank north wall, the applicant has proposed a fry reglet, which is essentially a groove in the stucco that separates one stucco wall into several smaller portions. The applicant also changed the color of the third-story stucco and added a foundation line to address comments from the HLC work session. Given that the applicant has willingly implemented the requested design changes, Planning Staff supports the requested modifications to the SR-1A zoning requirements.

**APPROVAL PROCESS AND COMMISSION AUTHORITY**

The applicant has submitted an application for New Construction in the Capitol Hill Historic District. The Historic Landmark Commission has decision-making authority for this review. The Commission may make modifications to lot and bulk standards, including required yards, in historic districts.

## KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. September Work Session
2. Project Design Iterations

### Consideration 1: September Work Session



*Figure 7: Previous design brought to September HLC Work Session*

The applicant attended the September work session to get HLC feedback on specific design elements. Specifically, staff requested feedback on the third-story massing, entry feature, and rhythm of openings. Planning Staff asked if the off-set portion of the third story is appropriate for the district. The Commission recommended that the applicant change the color of the stucco to gray so that the transition to the third story would not be so jarring. The Commission also recommended that the applicant choose a railing or parapet wall but should not include both. They suggested that the design seemed busy and had many moving parts. Ultimately, no major issues were raised with the offset portion on the north side of the third story because it is set back

from the front of the building. The applicant made the requested changes while continuing to offset the third story. This is done to break up the size of the north wall.

The HLC did not have comments about the entry feature, indicating that it was somewhat plain, but no specific issues with the design standards were raised. Similarly, there was not any major discussion about the rhythm of openings on the front façade of the building. The applicant made minor changes to the front windows to update Staff comments about the rhythm of openings. They are still vertical but no longer try to replicate the proportion and scale of the doors. The proposed design matches the rhythm of openings seen on the block face, as there is only one other building on it. The neighboring building has vertical openings on both sides of the first-story entry. The building also features a main entrance that is flat with the wall and is underneath a second-story balcony. This is not common in the Capitol Hill district, as most homes feature a recess in the wall plane or a prominent front porch. The applicant chose to match the rhythm of the immediate block face, which only includes the neighboring apartment building. Staff is recommending project approval with the conditions listed in the recommendation. A thorough analysis of the design standards is included in [Attachment F](#).





Figure 8: Updated design that incorporates HLC feedback

### Consideration 2: Project Design Iterations

Planning Staff identified a few issues with the original proposal. The biggest issue was the blank wall on the north side of the building, where openings are not allowed by building code. Staff recommended that the applicant provide some material and architectural variation to break up the blank façade. Direction was also given to update the windows and openings to reflect the vertical patterns seen in the surrounding district. Staff also recommended that they provide vertical, rectangular windows in accordance with the recommendations of Chapter 12 of the residential design guidelines. The side entrance encroached over the property line, so the staff informed the applicant that the entrance would need to be changed to fit within the subject property lines.





*Figure 9: The first proposed design of the new construction project*

The second proposal changed the front façade to address staff comments regarding fenestration and window patterns. The updated windows were now vertical and rectangular on either side of the doorways. The architect updated the materials used to provide more building material variety. Wood siding, white steel fascia, and brick were proposed for the front façade. These building materials now wrap around the north façade, which helps to provide variety on a wall without openings. The front entryways are centered on the first and second levels of the façade. After a second round of reviews, Planning Staff reiterated the need to break up the large north wall. The allowed height for flat roofs in the SR-1A zone is 16 feet, and the applicant continued to propose a 32-foot-tall building. Staff informed the applicant that they would need to do more to break up the north wall if they wished to continue forward with such a large zoning relief request.





Figure 10: Second proposed design for the new construction

The design that followed was taken to the September Work Session and is discussed in [Consideration 1](#).

## STAFF RECOMMENDATION

As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion that the proposed new construction, with the requested modifications and conditions of approval, meets the applicable standards of approval, and staff recommends that the Historic Landmark Commission approve the request with the conditions identified.

## NEXT STEPS

### Approval of the Request

If the request for New Construction is granted by the Historic Landmark Commission, the applicant may proceed with the project as represented in the staff report and will be required to obtain all necessary approvals and permits for the proposed single-family building. Depending on the scope, modifications to the proposal may be reviewed administratively by staff or by the Historic Landmark Commission.

### Denial of the Design Review Request

If the Historic Landmark Commission disagrees with Staff's recommendation and the project is denied, the applicant would not be issued a Certificate of Appropriateness for the request, and any new proposal would require the submittal of a new application.

There is a 30-day period in which the applicant may appeal the Historic Landmark Commission's decision to the city's Appeals Hearing Officer, and there is a 10-day appeal period in which any party entitled to appeal can appeal the Historic Landmark Commission's decisions to the city's Appeals Hearing Officer. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the approval if they so choose.

# 2024 Approved Plans



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dave@brachdesign.com

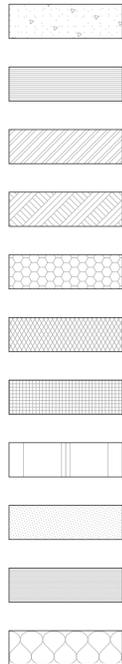
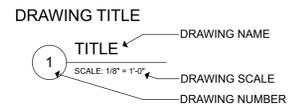
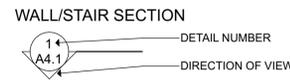
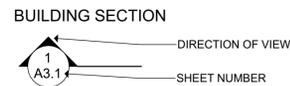
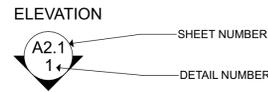
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## ABBREVIATIONS & GRAPHICS

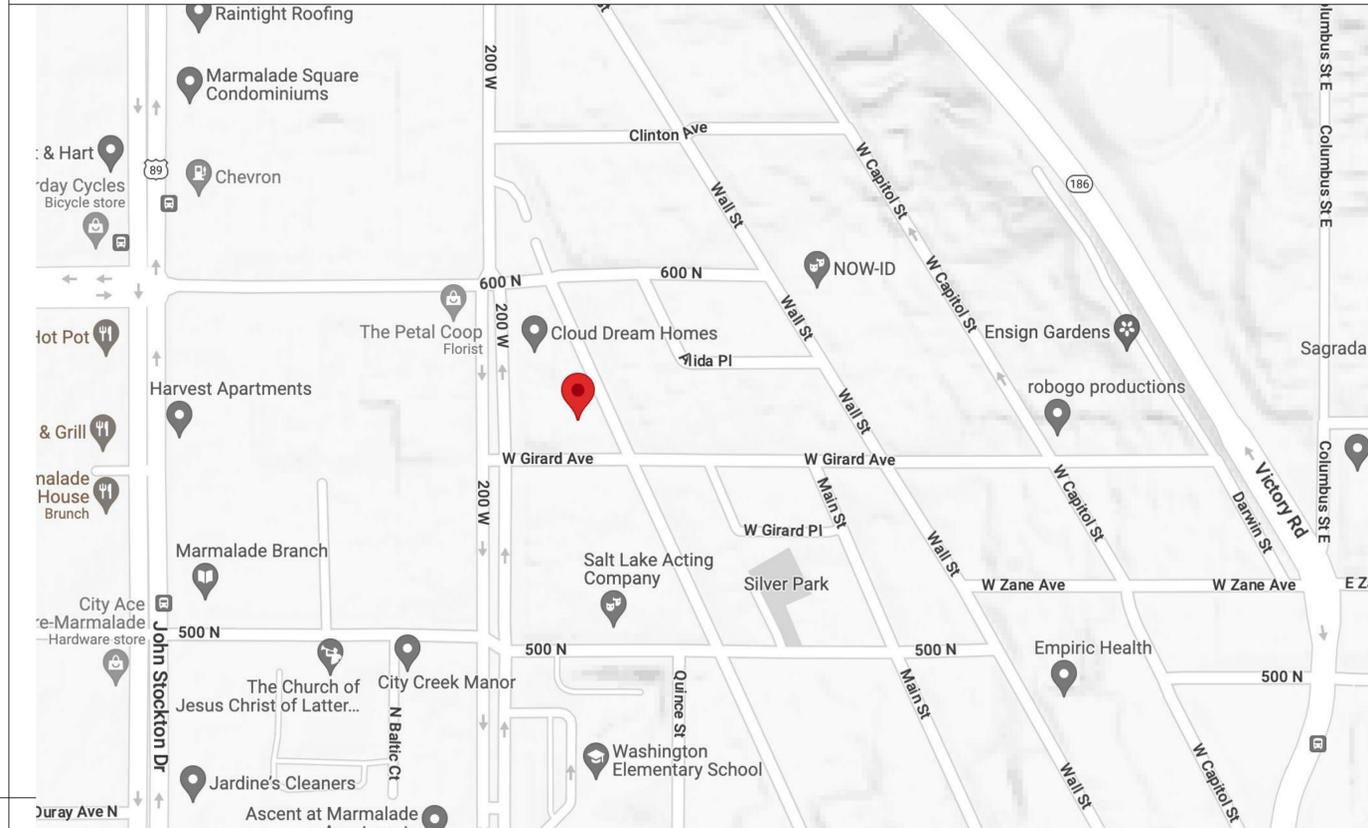
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## PROJECT RENDERING



## VICINITY PLAN



## SHEET INDEX

PREFIX	ID	SHEET NAME
A0.1		COVER SHEET
A0.2		SITE PLAN
A1.1		BASEMENT & FIRST FLOOR PLAN
A1.2		SECOND FLOOR & ROOF PLAN
A2.1		NEW ELEVATIONS
A2.2		NEW ELEVATIONS
A3.1		BUILDING SECTION
A3.2		BUILDING SECTION & WINDOW SCHEDULE
A3.3		3D PERSPECTIVES
A3.4		MATERIALS & WINDOW DETAILS
A3.5		HISTORIC PERSPECTIVE

## GENERAL PROJECT INFO

PROJECT ADDRESS:	563 N. CENTER ST. SALT LAKE CITY, UT 84103
SCOPE OF WORK:	(N) SINGLE FAMILY DWELLING
ZONING DISTRICT:	SR-1A
GOVERNING BUILDING CODES:	2015 IRC
CONSTRUCTION:	TYPE VB
OCCUPANCY:	GROUP R-3
OWNER:	NAME ADDRESS PHONE EMAIL
ARCHITECT:	BRACH DESIGN LLC DAVE BRACH RA, CPHC 801-865-7648 dave@brachdesign.com
STRUCTURAL ENGINEER:	COMPASS ENGINEERING WAYNE STAKER, PE 801-664-2197 compass-eng@hotmail.com
PROJECT AREAS:	SQUARE FEET
BASEMENT GROSS	909

## REVISIONS:

## PROJECT NO:

DATE: 9/11/24

DRAWN BY:

SCALE: AS NOTED IN DRAWING

COVER SHEET  
**A0.1**

SHEET 1 OF 9

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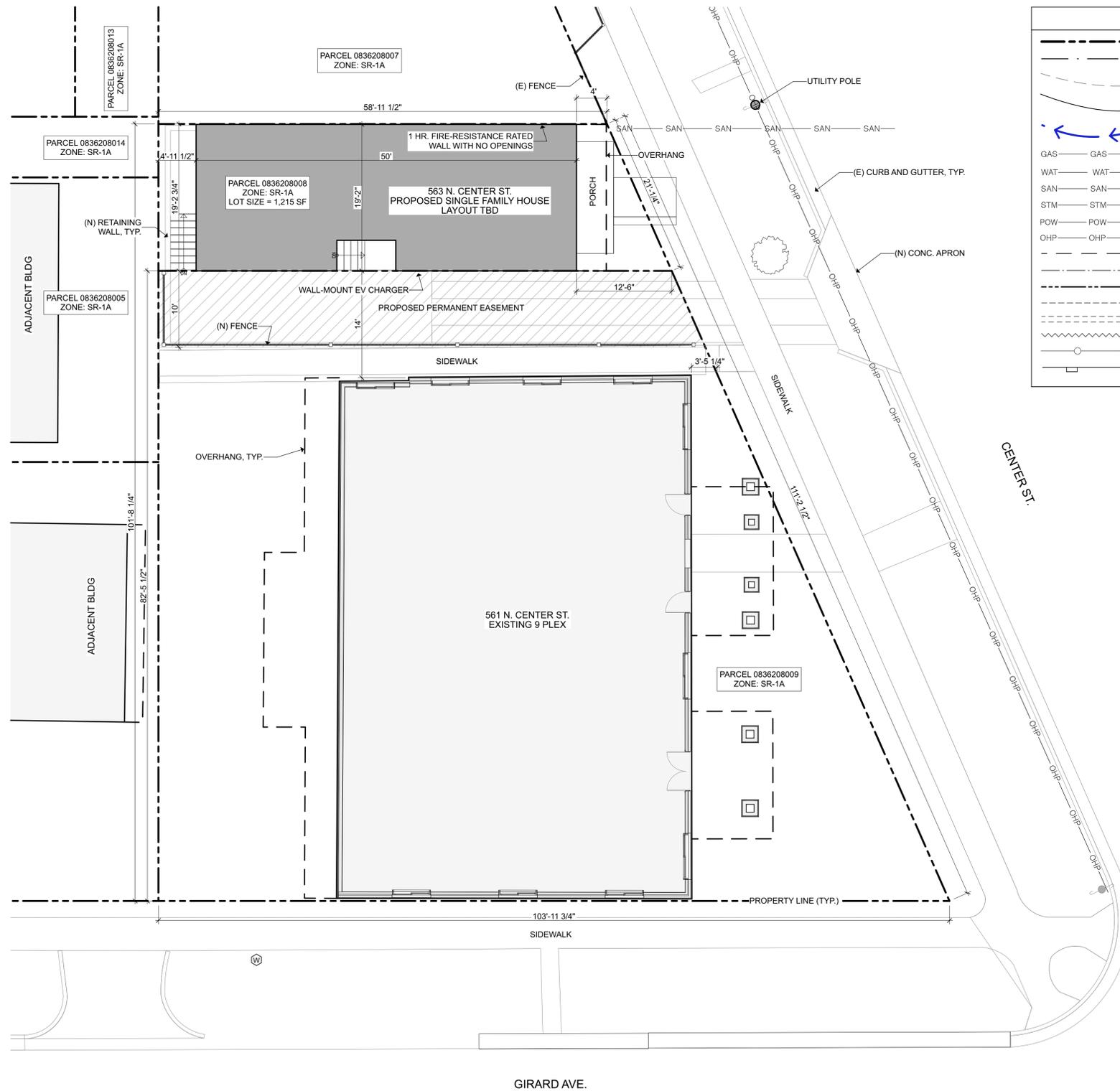


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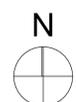
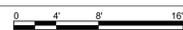
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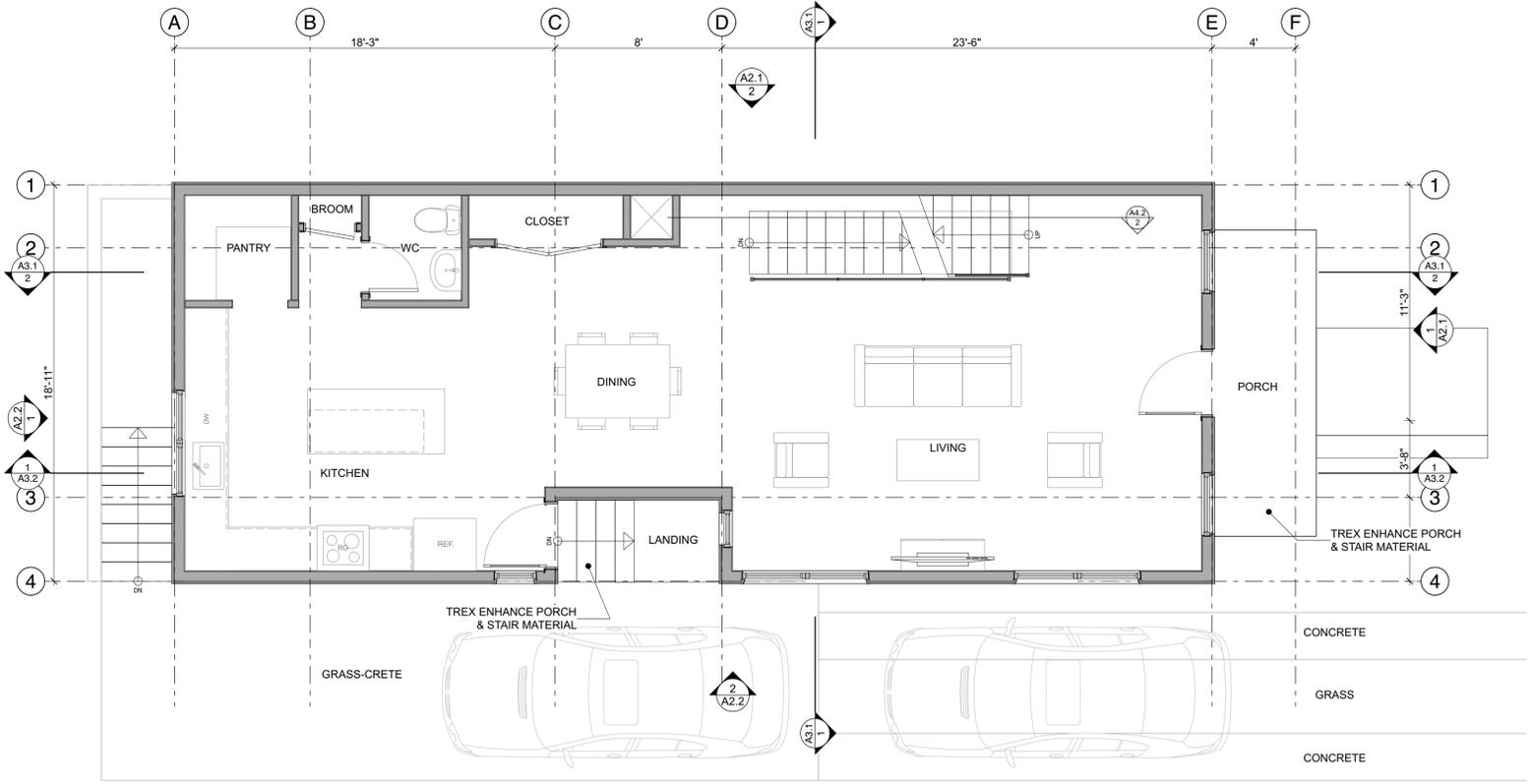
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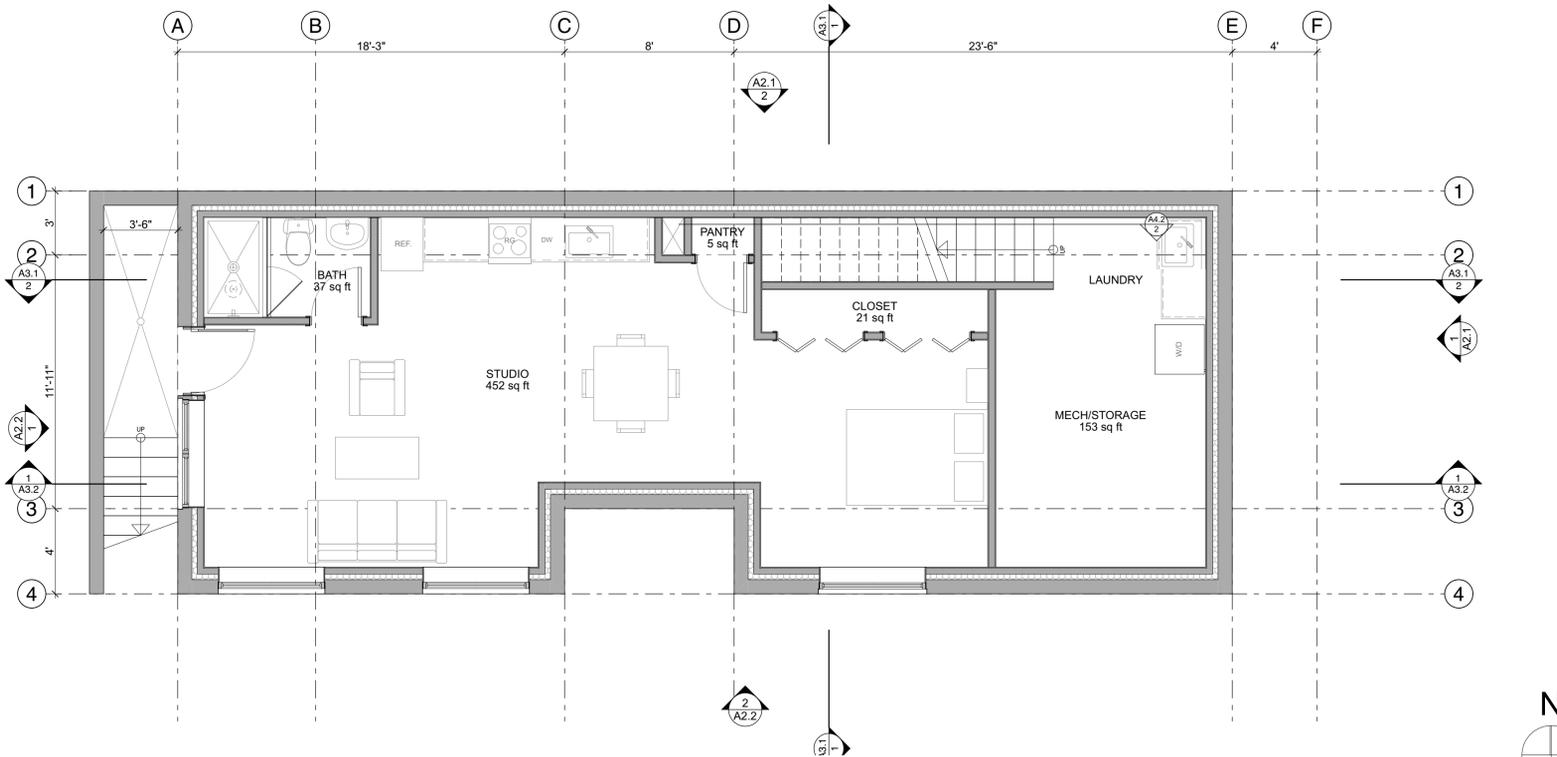
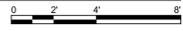
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	WATER LINE
	SANITARY SEWER
	STORM DRAIN/SEWER
	BURIED POWER
	OVERHEAD POWER
	OVERHEAD ROOF LINE
	JOIST CENTERLINE
	BEAM CENTERLINE
	HIDDEN LINE
	PERFORATED FOOTING/FND DRAIN
	STRAW WATTLE
	TREE PROTECTION FENCE
	SILT FENCE

**1 PROPOSED SITE PLAN**  
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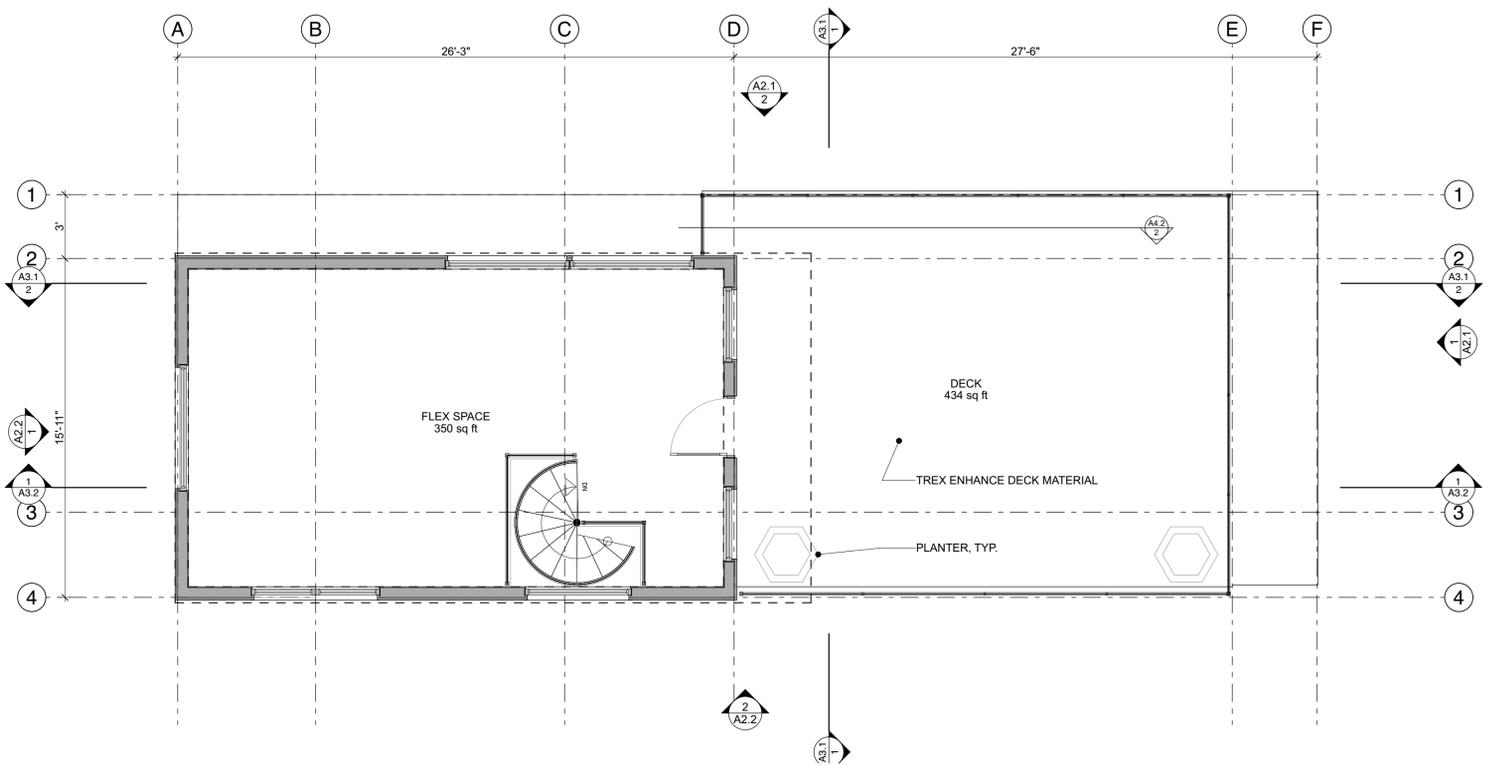


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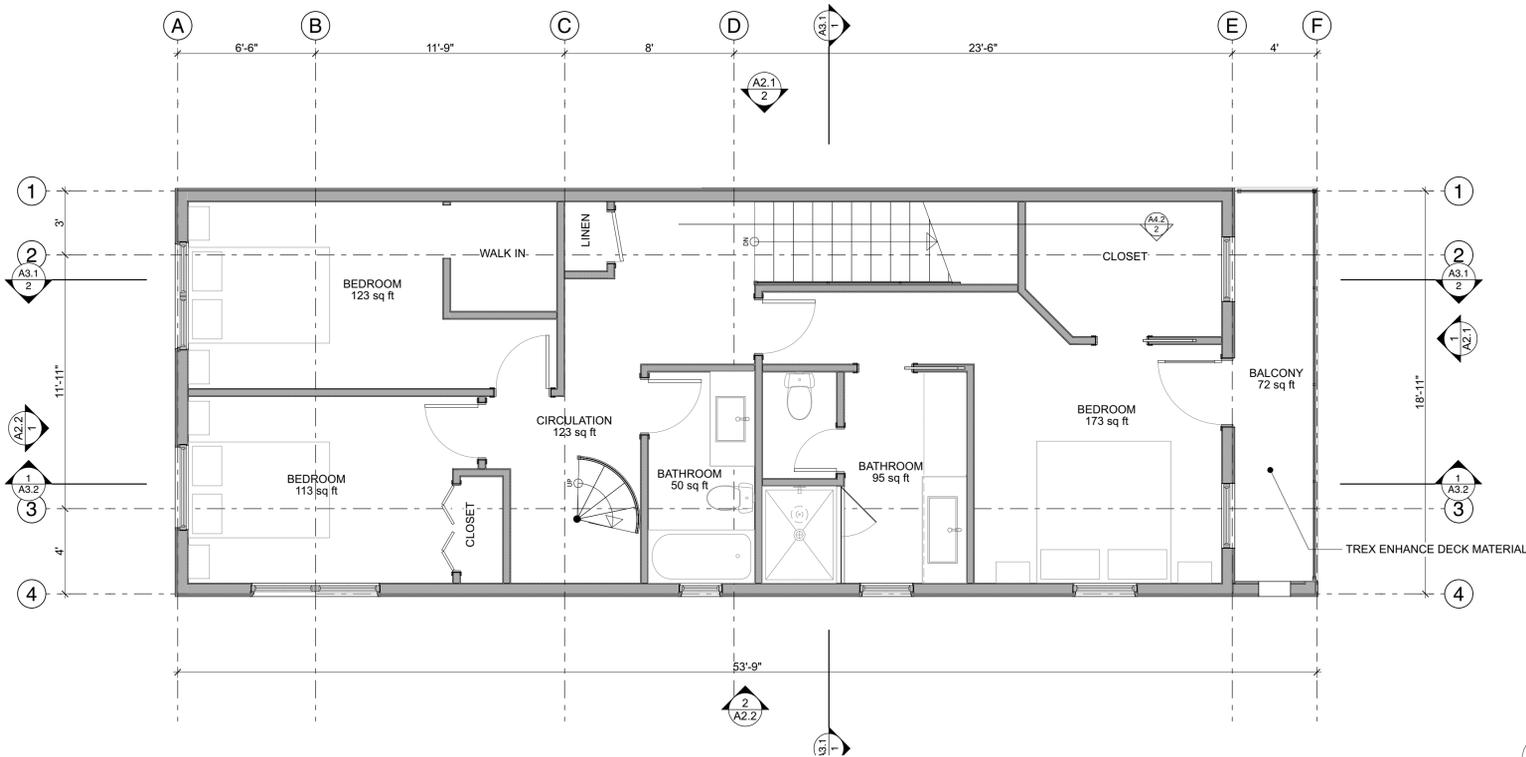

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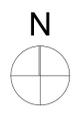

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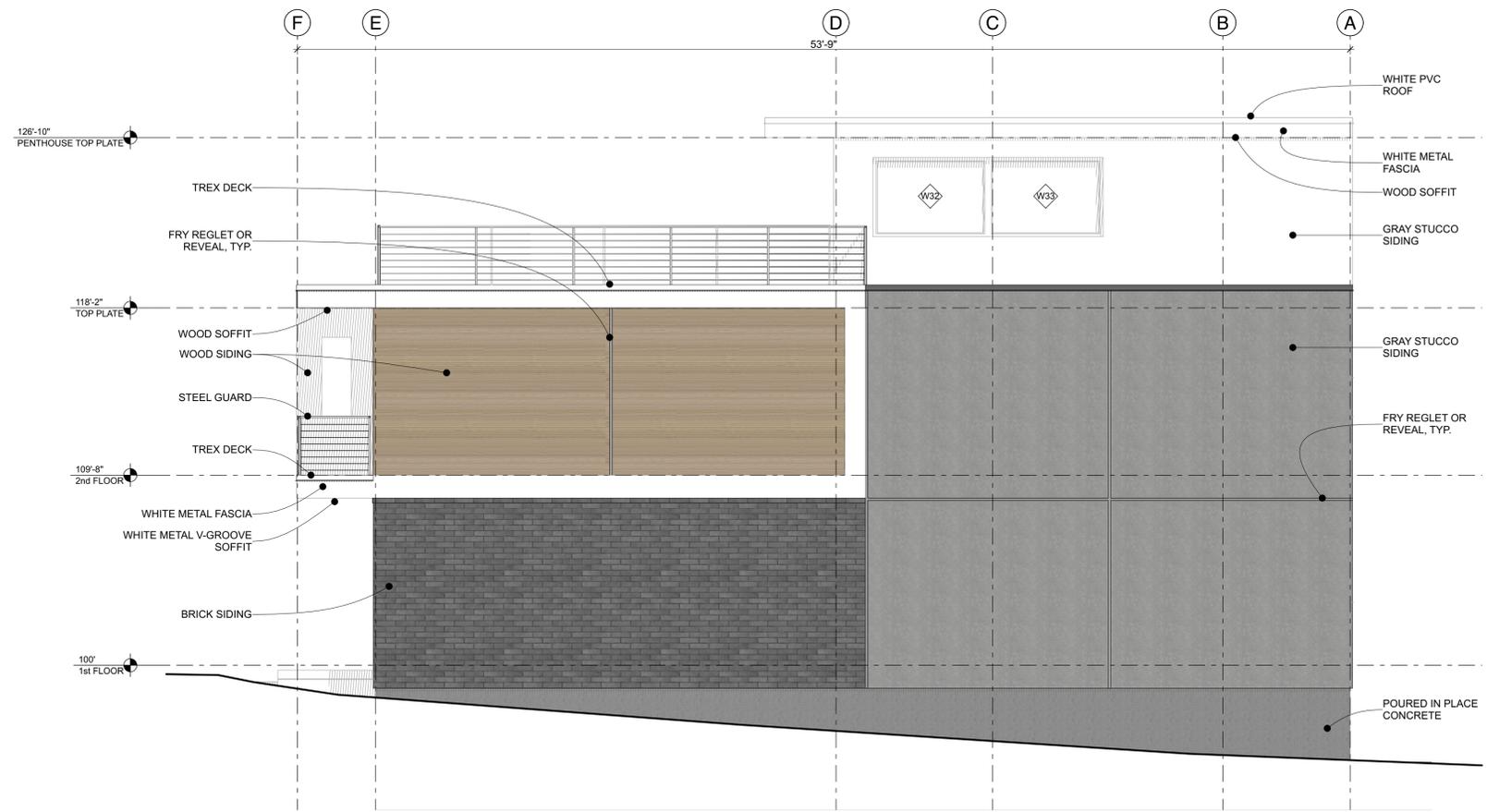


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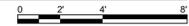


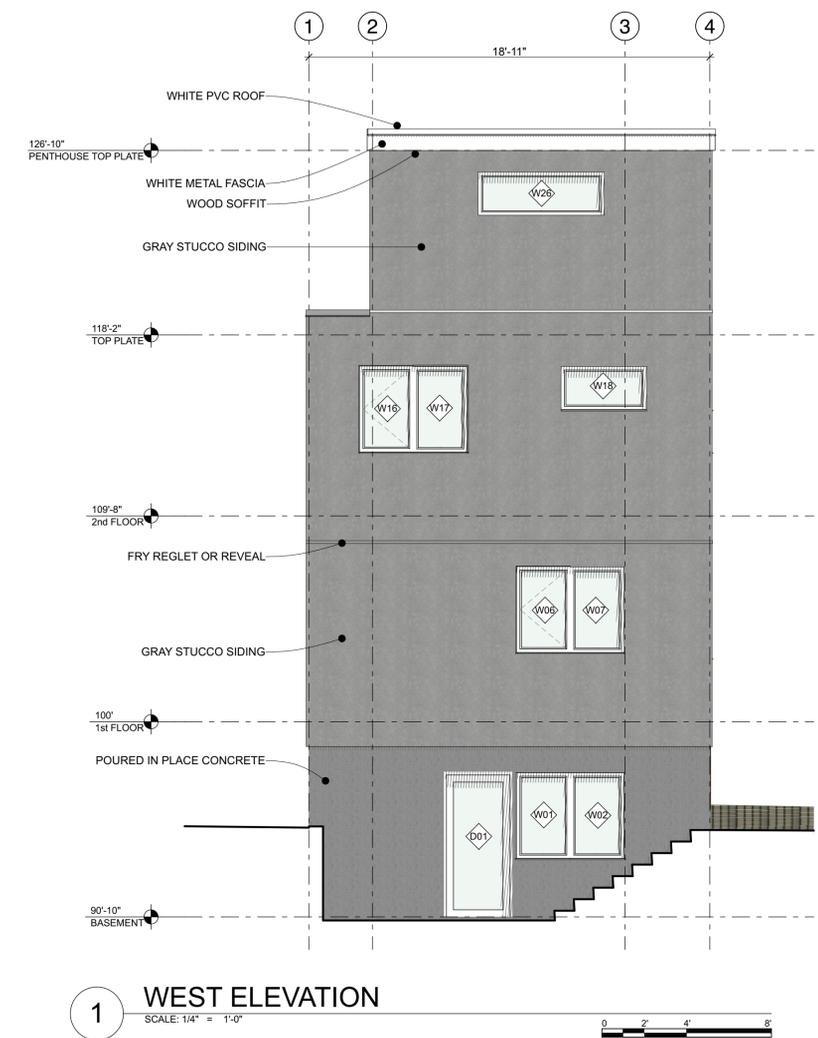


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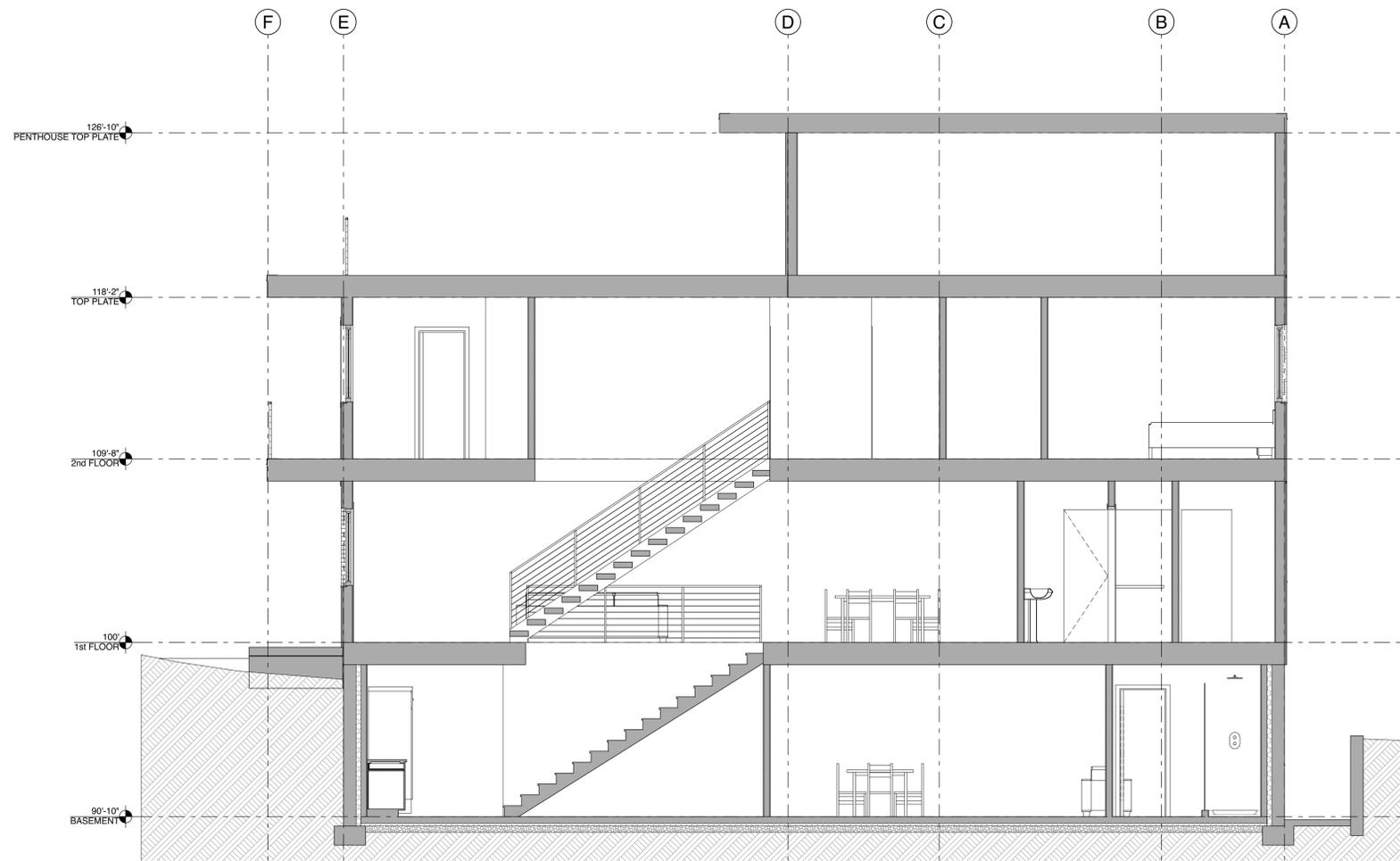
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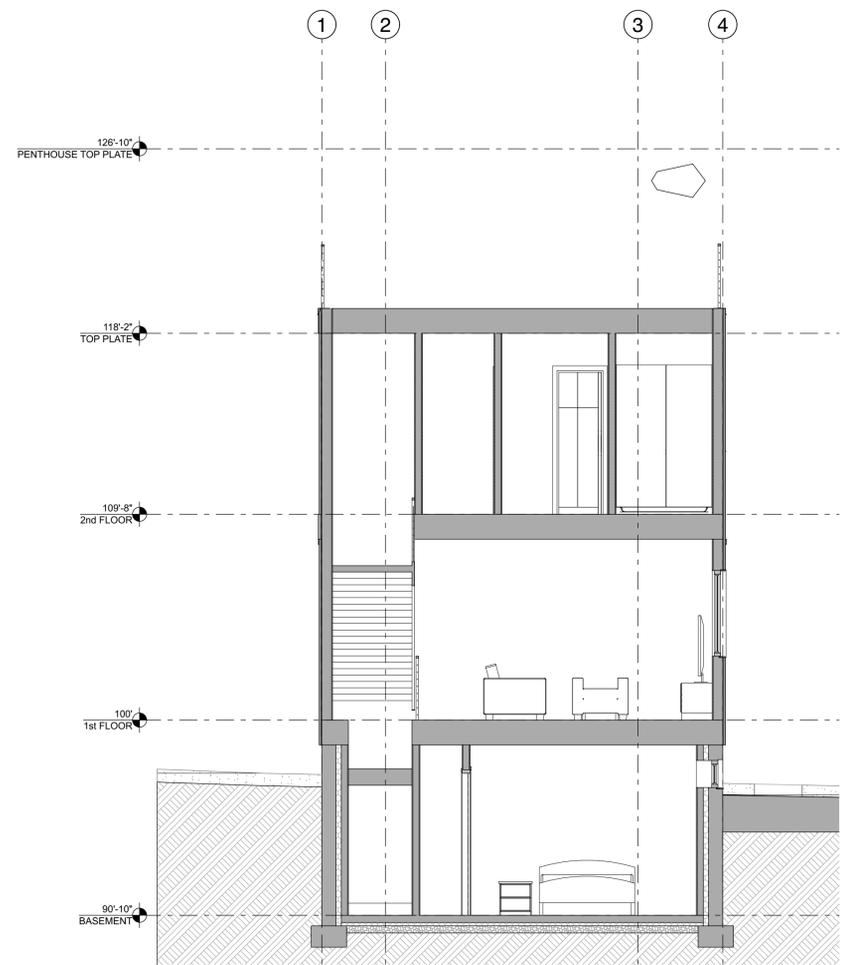


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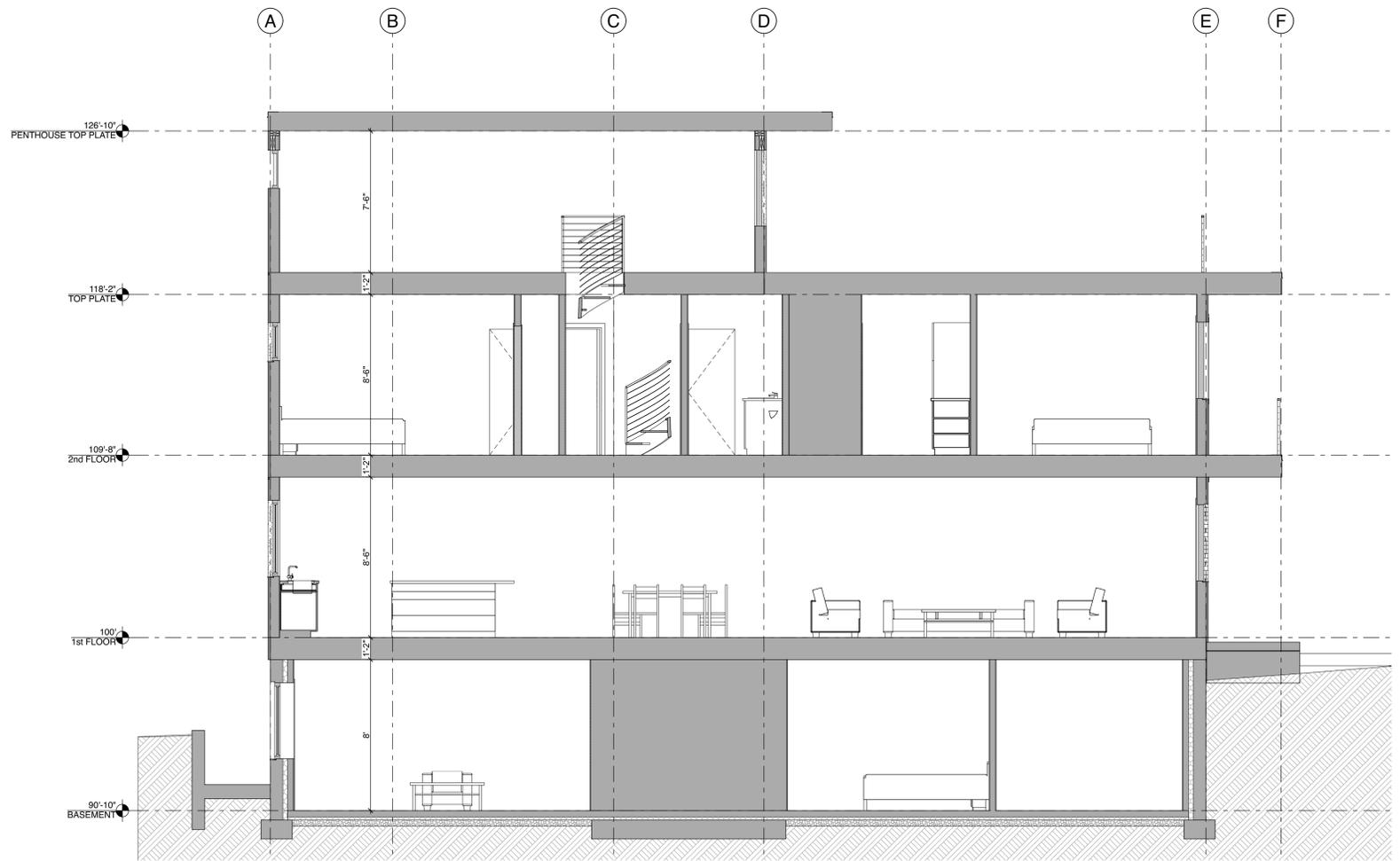
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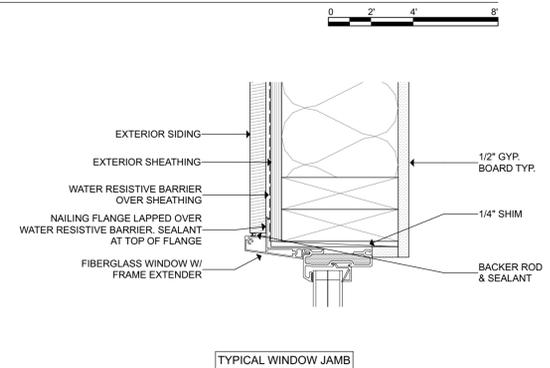
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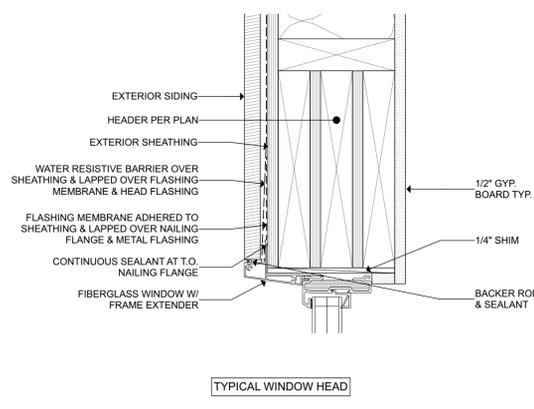
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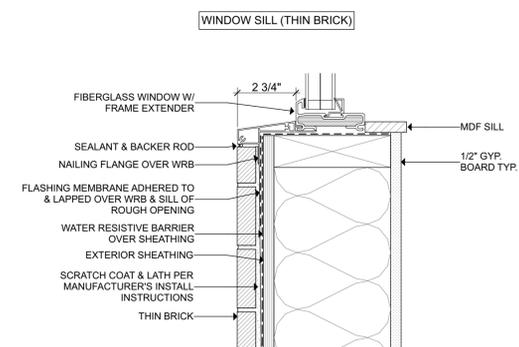
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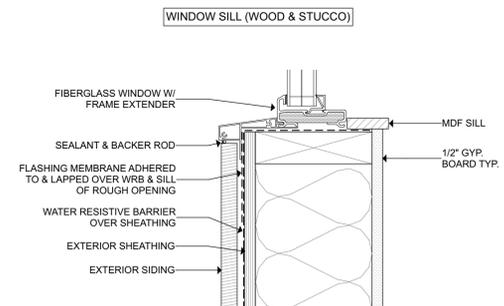
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**3 WINDOW DETAILS**  
SCALE: 3" = 1'-0"



**4 WINDOW DETAILS**  
SCALE: 3" = 1'-0"



**5 WINDOW DETAILS**  
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1 STREETScape  
SCALE: 3/8" = 1'-0"

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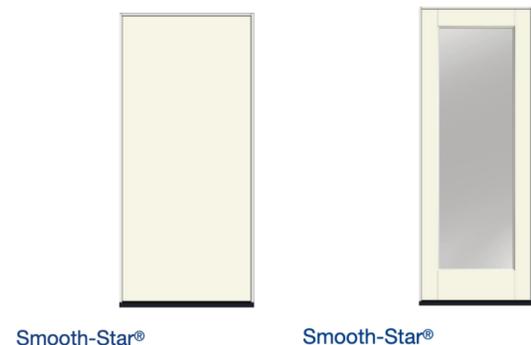
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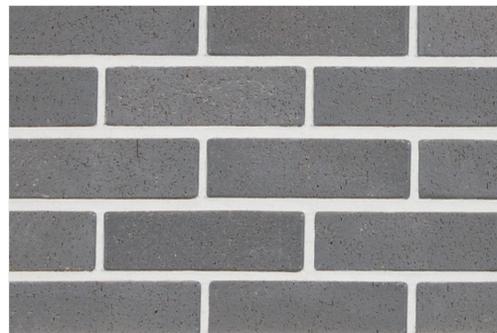


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S82389

PROPOSED DOOR: THERMA-TRU FIBERGLASS SMOOTH-STAR OR SIMILAR. PAINTED WHITE



PROPOSED THIN BRICK: BELDEN TITANIUM VELOUR OR SIMILAR



AQUAFIR™ NATURAL

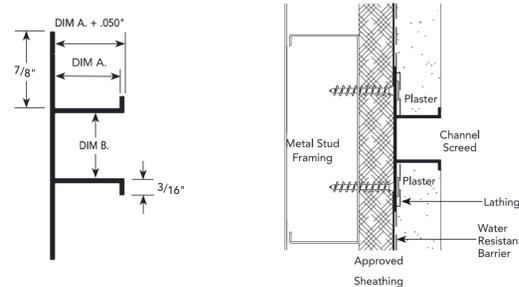
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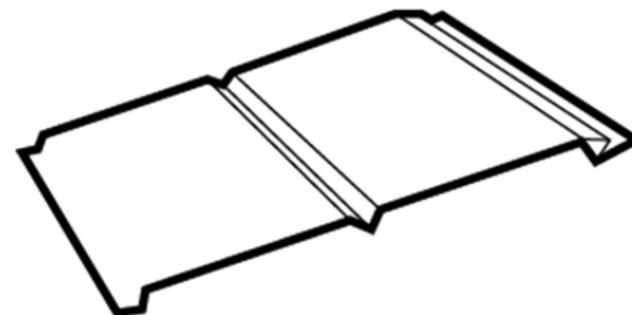
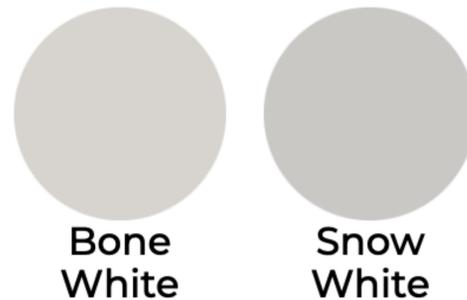
ALPEN ZENITH SERIES ZR-3 FIBERGLASS



PROPOSED STUCCO: SENERGY MORNING MIST OR SIMILAR



PROPOSED STUCCO JOINT: FRY REGLET



PORCH SOFFIT: MBCI 29 GAUGE PAINTED STEEL V-GROOVE SNOW WHITE. ROOF FASCIA AND ROOF DRIP CAP TO MATCH SOFFIT.



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VESICO VERSIFLEX WHITE PVC ROOFING MEMBRANE

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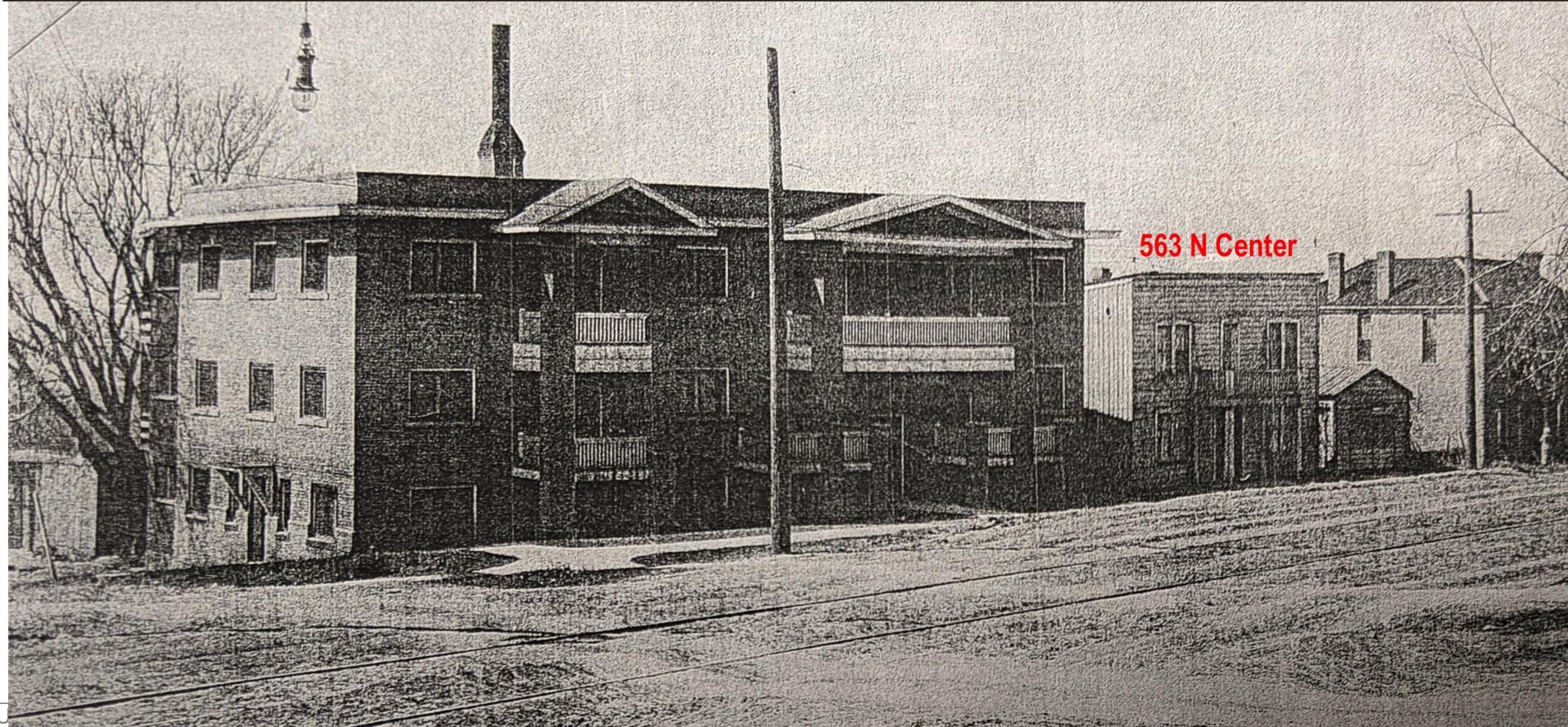
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MATERIALS & WINDOW DETAILS

**A3.4**



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SALT LAKE CITY, UT 84103

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HISTORIC  
PERSPECTIVE  
**A3.5**

# 2024 Review of New Construction Standards

## **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 Residential Properties in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H), and can be accessed directly via the links below.

[Historic Residential Properties and Districts in Salt Lake City](#)

[Residential Design Guidelines, Chapter 12, New Construction](#)

[Residential Design Guidelines, Chapter 14, Capitol Hill](#)

Design Standards for New Construction	Design Guidelines for New Construction	Findings
<p><b><u>1. Settlement Patterns and Neighborhood Character</u></b></p> <p><b>a. Block and Street Patterns</b></p> <p>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></p> <p>The design of the project preserves the pattern of lot and</p>	<p><b><u>Settlement Patterns and Neighborhood Character</u></b></p> <p><b>Street and Block Patterns</b></p> <p><b>12.1</b> The plan of alleys and streets in a historic district is essential to its historic character and should be preserved.</p> <ul style="list-style-type: none"> <li>Most historic parts of the city developed in traditional grid patterns, with the exception of Capitol Hill which has a more irregular street pattern.</li> <li>In Capitol Hill, the street system initially followed the</li> </ul>	<p><b><u>Staff Analysis- Complies</u></b></p> <p>The proposal does not alter the historic block, street, or alley pattern of the neighborhood, and the lot size will not be altered with this project either. The building will engage with the public realm by placing the entry very close to the front lot line, continuing the existing block pattern. The one property on the block face (561 N Center St) provides very little separation between the public and private realms.</p>

<p>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></p> <p>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>steep topography, and later a grid system was overlaid with limited regard for the topography.</p> <ul style="list-style-type: none"> <li>• The grid plan also takes different forms, with for example the much tighter pattern of urban blocks in the Avenues being one its distinctive characteristics and attractions.</li> <li>• Closing streets or alleys and aggregating lots into larger properties would adversely affect the integrity of the historic street pattern.</li> </ul> <p><b>12.2</b> 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.</p> <ul style="list-style-type: none"> <li>• The orientation, scale, and form of a building has a role in supporting a coherent street pattern.</li> </ul>	<p>The neighboring building has five balconies only 1-3 feet from the property line. The proposed building will continue this site pattern by building the home four feet away from the front property line, with the front steps extending to the front lot line. Other properties on the block front along 200 W and have a small grade change between the sidewalk and entry, allowing for more semi-private space between the public and private realms. The properties fronting Center St do not have the same grade change or distance between the public right-of-way and the building entry. The proposal reflects the historical context of the block face.</p>
<p><b>d. Building Placement</b></p> <p>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></p> <p>The building is designed such that principal entrances and pathways are oriented such that</p>	<p><b>Building Placement and Orientation</b></p> <p><b>12.3</b> When designing a new building, the historic settlement patterns of the district and context should be respected.</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>• This includes consideration of building setbacks, orientation and open space.</li> </ul>	<p><b>Staff Analysis- Complies</b></p> <p>The setbacks of historic homes in the Capitol Hill district vary by block. The only other home on the block face is setback 1.3 feet from the front property line. Properties across the street have larger lots and much larger park strips, allowing for a greater setback from the public right-of-way. The buildings on the subject block face were historically built closer to the front lot lines than those on other blocks (<a href="#">see historic photo</a>)</p>

<p>they address the street in the pattern established in the historic context and the block face.</p>	<p><b>12.4</b> The front and the entrance of a primary structure should orient to the street.</p> <ul style="list-style-type: none"> <li>• A new building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block.</li> <li>• An exception might be where early developments have introduced irregular or curvilinear streets, such as in Capitol Hill.</li> </ul>	<p><a href="#">from the early 1900s</a>). The 1911 and 1952 Sanborn Maps (included for reference in <a href="#">Attachment D</a>) show that three buildings historically existed on the block face and all were practically built to the front lot lines. The proposed home will be setback 4 feet from the front property line, with the front steps built to the lot line. Older homes had smaller side yard setbacks than those seen today. The applicant is proposing a zero lot line setback. The south side of the building will have a permanent 5-ft easement, and the north side will remain undeveloped. The rear yard setback of 4 feet 11 inches is the largest proposed setback and follows the traditional pattern of providing the most yard space in the rear area. The proposed building is placed in a way that follows the existing pattern of the block face and the surrounding neighborhood.</p>
<p><b><u>2. Site Access, Parking, and Services</u></b></p> <p><b>a. Site Access</b></p> <p>The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.</p> <p>(1) Pedestrian:</p> <p>Safe pedestrian access is provided through architecturally</p>	<p>No design standards for site access, parking, and services are provided in Chapter 12 of the residential design guidelines.</p>	<p><b><u>Staff Analysis- Complies</u></b></p> <p>The site will be accessed primarily through the front entry, close to the public right-of-way. The lot's small size restricts the options for walkways leading up to the building, but the proposed home follows the established pattern of the block face. The only other property on the block face has a second-story balcony</p>

<p>highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.</p> <p>(2) Vehicular:</p> <p>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></p> <p>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>that sits over the main entry to the building. The subject property owner was granted a variance, relieving them from the off-street parking requirement. Vehicular access will not be provided on the site.</p>
<p><b><u>3. Landscape and Lighting</u></b></p> <p>a. Grading of Land:</p> <p>The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.</p> <p>b. Landscape Structures:</p> <p>Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.</p> <p>c. Lighting:</p>	<p>No design standards for landscaping and lighting are provided in Chapter 12 of the residential design guidelines.</p>	<p><b><u>Staff Analysis- Complies</u></b></p> <p>The grade slowly decreases towards the back of the property, so the proposed retaining wall will not be visible from the public right-of-way. The poured-in-place concrete foundation line follows the change in grade and establishes more material variety. The applicant will not add landscaping or lighting structures to the site. The proposal complies with the applicable standards.</p>

<p>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><u>4. Building Form and Scale</u></b></p> <p><b>a. Character of the Street Block:</b></p> <p>The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.</p> <p>(1) Height:</p> <p>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><u>Building Scale Guidelines</u></b></p> <p><b>Mass and Scale</b></p> <p><b>12.5</b> A new building should be designed to reinforce a sense of human scale. A new building may convey a sense of human scale by employing techniques such as these:</p> <ul style="list-style-type: none"> <li>• Using building materials that are of traditional dimensions.</li> <li>• Providing a porch, in form and in depth, that is similar to that seen traditionally</li> <li>• Using a building mass that is similar in size to those seen traditionally.</li> <li>• Using a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally.</li> <li>• Using window openings that are similar in size to those seen traditionally.</li> </ul> <p><b>12.9</b> Building heights should appear similar to those found historically in the district.</p> <p><b>12.10</b> The back side of a building may be taller than the established norm if the change in scale would not be perceived from the public way.</p>	<p><b><u>Staff Analysis- Complies</u></b></p> <p>The height of the proposed building is taller than the 16 feet allowed in the SR-1A zone. The applicant is requesting zoning relief for a building approximately 33 feet tall at the rear portion of the lot, where the grade is 3-4 feet lower than the front portion of the lot. The front portion of the building is proposed to be 22 feet tall, with a railing that is approximately 4 feet tall for the rooftop deck. Staff supports the request for increased height because the front portion of the building will be significantly smaller than the neighboring apartment building. The applicant changed the rooftop parapet wall from stucco and brick to metal railing. The increased transparency helps reduce the perceived height of the front portion of the building. The tallest portion of the building will be located in the rear of the property and follows the gradual decline in grade change. The increased height will not be very noticeable from the public right-of-way. The applicant has also pushed</p>

		<p>the north side of the third story 3 feet in to decrease the visual impact of the north wall. The proposal complies with the design standards for height with the conditions applied.</p>
<p><b>Character of the Street Block</b></p> <p>(2) Width:</p> <p>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>Mass &amp; Scale:</b></p> <p><b>12.11</b> A new building should appear similar in width to that established by nearby historic buildings</p> <ul style="list-style-type: none"> <li>• If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the context.</li> <li>• Stepping back sections of wall plane helps to create an impression of similar width in such a case.</li> </ul>	<p><b><u>Staff Analysis- Complies</u></b></p> <p>The subject parcel is only 19 feet wide. The applicant is proposing a design that is built to the lot lines, but it is not as wide as any other building on the block. Buildings on the same block range from 30 to 70 feet wide. Although the building is proposed to be as wide as the entire lot, it is in character with the block face.</p>
<p><b>Character of the Street Block</b></p> <p>(3) Massing:</p> <p>The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p>	<p><b>Mass &amp; Scale</b></p> <p><b>12.6</b> A new building should appear similar in scale to the established scale of the current street block.</p> <ul style="list-style-type: none"> <li>• Larger masses should be subdivided into smaller “modules” similar in size to buildings seen traditionally, wherever possible</li> <li>• The scale of principal elements such as porches and window bays is important in establishing and continuing a compatibility in building scale.</li> </ul> <p><b>12.13</b> Building forms should be similar to those seen traditionally on the block.</p> <ul style="list-style-type: none"> <li>• Simple rectangular solids are typically appropriate.</li> </ul>	<p><b><u>Staff Analysis- Complies</u></b></p> <p>The building's massing is inspired by the one other building on the block face. It consists of a large vertical, rectangular mass built close to the front property line, with a smaller vertical, rectangular mass above it on the back of the building. The second-story balcony continues the pattern seen in the block face, establishing compatibility in building scale. The second-story balcony protrudes from the front wall and provides variation in the front façade of the building. The massing is also comparable to the building that <a href="#">originally existed on the</a></p>

	<ul style="list-style-type: none"> <li>• These might be characteristically embellished by front porch elements, a variation in wall planes, and complex roof forms and profiles.</li> </ul>	<p><u>lot</u>. The massing complies with the design standard.</p>
<p><b>Character of the Street Block</b></p> <p>(4) Roof Forms:</p> <p>The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p>	<p><b>Mass &amp; Scale</b></p> <p><b>12.7</b> The roof form of a new building should be designed to respect the range of forms and massing found within the district.</p> <ul style="list-style-type: none"> <li>• This can help to maintain the sense of human scale characteristic of the area.</li> <li>• The variety often inherent in the context can provide a range of design options for compatible new roof forms.</li> </ul> <p><b>12.14</b> Roof forms should be similar to those seen traditionally in the block and the wider district.</p> <ul style="list-style-type: none"> <li>• Visually, the roof is the single most important element in the overall form of the building.</li> <li>• Gable and hip roofs are characteristic and appropriate for primary roof forms in most residential areas.</li> <li>• Roof pitch and form should be designed to relate to the context.</li> <li>• Flat roof forms, with or without a parapet, are an architectural characteristic of particular building types and styles.</li> <li>• In commercial areas, a wider variety of roof forms might be appropriate for residential uses.</li> </ul>	<p><b><u>Staff Analysis- Complies</u></b></p> <p>The proposed building incorporates a flat roof into its design. Flat roofs are seen throughout the district on historic commercial buildings, apartment buildings and new constructions. While less common than gable or hip roofs, flat roofs are established as part of the historic context. The only other building on the block face has a flat roof. The proposed building will be smaller than the neighboring building at the front of portion of the building and 2 feet taller than it at the stepped back portion of the building. The flat roof helps establish the modern architectural style of the building while continuing the pattern established on the block face.</p>
<p><b><u>5. Building Character:</u></b></p>	<p><b>Proportion and Emphasis of Building Façade Elements</b></p>	<p><b><u>Staff Analysis- Complies</u></b></p> <p>The applicant changed their original proposal to better</p>

<p><b>a. Façade Articulation and Proportion:</b></p> <p>The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, façade 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>(1) Rhythm of Openings:</p> <p>The façades 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>12.8</b> A front façade should be similar in scale to those seen traditionally in the block</p> <ul style="list-style-type: none"> <li>• The front façade should include a one-story element, such as a porch or other single-story feature characteristic of the context or the neighborhood.</li> <li>• The primary plane of the front façade should not appear taller than those of typical historic structures in the block.</li> <li>• A single wall plane should not exceed the typical maximum façade width in the district.</li> </ul>	<p>reflect the façade articulation and proportions of the surrounding historic district. The previous windows were square, and the proposed ones are vertical (taller than they are wide). The front façade articulation now emphasizes the second-story balcony. The projecting balcony is inspired by the neighboring apartment building, while the material variation differentiates the style of the proposed building. The projecting second-story balcony and fascia break the front wall plane into two horizontal, rectangular shapes, creating architectural interest on the front façade. Material variety (grey brick, wood siding, steel railing, wood soffits, and steel fascia) is also used to create the façade articulation of the subject property.</p>
<p><b>Facade Articulation and Proportion:</b></p> <p>(2) Proportion and Scale of Openings: The façades 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>Proportion and Emphasis of Building Façade Elements</b></p> <p><b>12.15</b> Overall façade proportions should be designed to be similar to those of historic buildings in the neighborhood.</p> <ul style="list-style-type: none"> <li>• The “overall proportion” is the ratio of the width to height of the building, especially the front façade.</li> <li>• The design of principal elements of a façade, for example projecting bays and porches, can provide an alternative and balancing visual emphasis.</li> </ul> <p><b>12.16</b> The pattern and proportions of window and door openings</p>	<p><b><u>Staff Analysis- Complies</u></b></p> <p>The proportion and scale of the building openings have been updated to reflect the surrounding neighborhood. All openings have been changed to a vertical, rectangular shape. The proportion of the openings are appropriate when considering the surrounding historic district. Most surrounding homes have vertical, rectangular openings and the proposal continues this pattern. After the September work session, the applicant updated the proportions of the</p>

	<p>should fall within the range associated with historic buildings in the area.</p> <ul style="list-style-type: none"> <li>• This is an important design criterion, because these details directly influence the compatibility of a building within its context.</li> <li>• Where there is a strong fenestration relationship between the current historic buildings, large expanses of glass, either vertical or horizontal, may be less appropriate in a new building.</li> </ul>	<p>windows so that they do not replicate the doors' proportions. The proportions of the windows are now smaller than the doors, emphasizing the hierarchy of openings in the building.</p>
<p><b>Facade Articulation and Proportion:</b></p> <p>(3) Ratio of Wall to Openings: Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p>	<p><b>Solid to Void Ratio</b></p> <p><b>12.12:</b> The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.</p> <ul style="list-style-type: none"> <li>• Large surfaces of glass are usually inappropriate in residential structures.</li> <li>• Divide large glass surfaces into smaller windows.</li> </ul>	<p><b><u>Staff Analysis- Complies</u></b></p> <p>The applicant updated the original windows to vertical rectangular ones. The ratio of wall to openings is similar to what is seen in the district. Windows are on either side of the entry door, and large glass surfaces are avoided.</p> <p>The north wall lacks openings entirely due to the fire separation issues discussed in <a href="#">the project background</a>, but the applicant has addressed the visual impact of the north wall by incorporating a variety of building materials, stepping back the third story, and breaking up the stucco portion of the wall. Overall, the project uses the ratio of wall to openings on the east, south, and west side of the building to comply with the design standards.</p>
<p><b>Facade Articulation and Proportion:</b></p> <p>(4) Balconies, Porches, and External Stairs: The project, as</p>	<p>Chapter 12 of the design guidelines does not provide guidelines specific to balconies, porches, and stairs.</p>	<p><b><u>Staff Analysis- Complies</u></b></p> <p>The one other building on the block face features a second-story balcony with its own</p>

<p>appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.</p>		<p>architectural features, including columns and a large pediment over the balcony. The subject property takes inspiration from the block face by adding a second-story balcony. The project differentiates itself through material variation. The front steps establish the house's main entry while providing a small separation between the sidewalk and the front door. Entrance features vary greatly throughout the district, but this one is very similar to the neighboring apartment building to the south, which features a doorway that is even with the wall plane underneath a second-story balcony. The building does not place emphasis on the front entry as other homes in the district do, but it reflects the pattern seen on the block face. The other building entrances are on the side and rear of the building and are not visible from the public right-of-way.</p>
<p><b><u>6. Building Materials, Elements and Detailing:</u></b></p> <p>a. Materials:</p> <p>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><u>Building Materials and Details</u></b></p> <p><b>12.17</b> Use building materials that contribute to the traditional sense of human scale of the setting.</p> <ul style="list-style-type: none"> <li>• This approach helps to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the district.</li> </ul> <p><b>12.18</b> Materials should have a proven durability for the regional climate and the situation and aspect of the building.</p>	<p><b><u>Staff Analysis- Complies with conditions</u></b></p> <p>Staff finds that the materials proposed are appropriate for the historic context. The proposed combination of these materials helps establish the modern character of the building. Historic buildings used brick, wood, and metal separately, and this building combines all three onto the same façades to create a modern building aesthetic. Staff is placing a</p>

	<ul style="list-style-type: none"> <li>Materials which merely create the superficial appearance of authentic, durable materials should be avoided, e.g. fiber cement siding stamped with wood grain.</li> <li>The weathering characteristics of materials become important as the building ages; they can either add to or detract from the building and setting, depending on the type and quality of material and construction, e.g. cedar shingles</li> </ul> <p><b>12.19</b> New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.</p> <ul style="list-style-type: none"> <li>Alternative materials should appear similar in scale, proportion, texture and finish to those used historically.</li> </ul>	<p>condition that the applicant uses a hard-coat stucco. The traditional application of stucco will be required to ensure durability and proper aging of building materials. The use of stucco is reserved for the rear portions of the building, which are less visible from the public right-of-way than the traditional materials used on the front façade.</p>
<p><b>Building Materials, Elements and Detailing:</b></p> <p>b. Materials on Street-Facing Facades:</p> <p>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>Design Guidelines provided for materials are not specific to street-facing facades.</p>	<p><b><u>Staff Analysis- Complies</u></b></p> <p>The use of brick and wood siding is reserved for the front portions of the building, placing emphasis on the street-facing facades. All materials on the street-facing facades are durable and visually interesting. No vinyl or aluminum siding is proposed for the project.</p>
<p><b>Building Materials, Elements and Detailing:</b></p> <p>c. Windows:</p> <p>Windows and other openings are incorporated in a manner that reflects patterns, materials, profile, and detailing established in the district and/or setting.</p>	<p><b>Rhythm and Spacing of Windows and Doors</b></p> <p><b>12.16</b> The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.</p> <ul style="list-style-type: none"> <li>This is an important design criterion, because these details</li> </ul>	<p><b><u>Staff Analysis- Complies</u></b></p> <p>The applicant has incorporated changes into the plans to comply with the design standards for windows. The openings were changed to vertical, rectangular windows to reflect the pattern seen on the street. The applicant also added a window reveal of 2.75</p>

	<p>directly influence the compatibility of a building within its context.</p> <ul style="list-style-type: none"> <li>• Where there is a strong fenestration relationship between the current historic buildings, large expanses of glass, either vertical or horizontal, may be less appropriate in a new building.</li> </ul> <p><b>Windows</b></p> <p><b>12.20</b> Windows with vertical emphasis are encouraged.</p> <ul style="list-style-type: none"> <li>• A general rule is that the height of a vertically proportioned window should be twice the dimension of the width in most residential contexts.</li> <li>• Certain styles and contexts, e.g. the bungalow form, will often be characterized by horizontally proportioned windows.</li> </ul> <p><b>12.21</b> Window reveals should be a characteristic of most masonry facades.</p> <ul style="list-style-type: none"> <li>• This helps to emphasize the character of the facade modeling and materials.</li> <li>• It should enhance the degree to which the building integrates with its historic setting.</li> <li>• It also helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window surrounds.</li> </ul> <p><b>12.22</b> Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.</p> <ul style="list-style-type: none"> <li>• Double-hung windows with traditional reveal depth and trim will be characteristic of most districts.</li> </ul>	<p>inches to match the reveal depth of other houses in the district. The window reveal helps the project to avoid the impression of superficiality that many new buildings have, making it more compatible with the surrounding district. The applicant changed the original window material from vinyl to fiberglass because it has a window profile more similar to traditional wood windows, without warping like vinyl does. The proposal complies with the design standards for windows.</p>
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<p><b>Building Materials, Elements and Detailing:</b></p> <p>d. Architectural Elements and Details:</p> <p>The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.</p>	<p><b>Architectural Elements and Details</b></p> <p><b>12.23</b> Building components should reflect the size, depth and shape of those found historically along the street.</p> <ul style="list-style-type: none"> <li>• These include eaves, windows, doors, and porches, and their associated decorative composition and details.</li> </ul> <p><b>12.24</b> Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.</p> <ul style="list-style-type: none"> <li>• The proportion of elements such as brackets for example should appear to be functional as well as decorative.</li> </ul> <p><b>12.25</b> Contemporary interpretations of traditional details are encouraged.</p> <ul style="list-style-type: none"> <li>• New designs for window moldings and door surrounds, for example, can provide visual interest and affinity, while helping to convey the fact that the building is new.</li> <li>• Contemporary details for porch railings and columns are other examples.</li> <li>• New soffit interest and visual compatibility, while expressing a new, complementary form or style.</li> </ul> <p><b>12.26</b> The replication of historic styles is generally discouraged.</p> <ul style="list-style-type: none"> <li>• Replication may blur the distinction between old and new buildings, clouding the interpretation of the</li> </ul>	<p><b><u>Staff Analysis- Complies</u></b></p> <p>The design of the front façade incorporates more architectural detailing than other portions of the building. The projecting balcony with the steel fascia provides visual interest that conveys the modern design of the building. The wood soffit provides additional visual interest from the street level. The brick and wood siding reflects the size and shape of those found in the surrounding historic district. The building uses material variety on the front and side walls as a decorative feature. The traditional materials of brick and wood siding are incorporated in a way that respects the historic character of the building while establishing the modern character of the building. The steel railing on the balcony and rooftop deck also helps to establish the contemporary style. Architectural accents like brackets, columns, and a detailed cornice are not present in the proposed design, but the applicant has implemented enough material variety and design details to comply with the architectural element design standard.</p>
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	<p>architectural evolution of a district or setting.</p> <ul style="list-style-type: none"> <li>• Interpretations of a historic form or style may be appropriate if it is subtly distinguishable as new.</li> </ul>	
<p><b><u>7. Signage Location:</u></b></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>No specific direction is given for signage in Chapter 12 of the residential design guidelines.</p>	<p><b><u>Staff Analysis- Complies</u></b></p> <p>No signage is proposed for this project. The proposal complies with the design standards for signage.</p>

# **Attachment F: Minutes from October 3, 2024 HLC Meeting**

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**SALT LAKE CITY  
HISTORIC LANDMARK COMMISSION MEETING  
City & County Building  
451 South State Street, Room 326  
Salt Lake City, Utah 84111  
Thursday, October 3, 2024**

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

Present for the Historic Landmark Commission meeting were: Chair John Ewanowski, Vice Chair Carlton Getz, Jared Stewart, Adrienne White, Amanda De Lucia, Michael Vela, Michael Abrahamson, Emoli Kearns, and Alan Barnett. Commissioners De Lay was absent.

City Staff members present at the meeting were: Deputy Director Michaela Oktay, Planning Manager Mayara Lima, Senior City Attorney Katherine Pasker, Senior Planner Sara Javoronok, Senior Planner Lex Traughber, Principal Planner Seth Rios, Associate Planner Noah Elmore and Administrative Assistant Bonnie Whaley

**APPROVAL OF THE MEETING MINUTES FOR September 5, 2024**

**Commissioner De Lucia motioned to approve the meeting minutes. Commissioner Vela seconded the motion. Commissioners Stewart, White, DeLucia, Vela, Abrahamson, Kearns, and Getz voted yes. Chair Ewanowski abstained.**

The motion passed eight to one.

**REPORTS OF THE CHAIR AND VICE-CHAIR**

Chair reported on October 12 a day of community service will be held at 5<sup>th</sup> Ward meetinghouse at 740 S 300 W to sort bricks to prepare for reconstruction. Preservation Utah will be holding a Rose Park home tour on October 19 2-5 pm, free public lecture of Rose Park on October 12, 2024.

**REPORT OF THE DIRECTOR**

Nothing to report

**PUBLIC COMMENT**

Cindy Cromer stated there is confusion about what is contributory and not contributory to the Historic District. She shared a story of Ensign Floral.

**PUBLIC HEARING**

1. **New Construction for The Other Side Academy Multifamily Residential at Approximately 630 E 100 South** - Josh Hansen of Environments for Health Architecture, representing the property owner The Other Side Academy (TOSA), is proposing a 32-unit multi-family residential development. Currently the property is vacant and is zoned RMF-45

(Moderate/High Density Multifamily Residential). The subject property is located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Lex Traughber at 801-535-6184 or lex.traughber@slc.gov) **Case Number: PLNHLC2024-00791**

Vice Chair Getz informed the commissioners and staff that his firm is involved with a separate The Other Side Academy project, but he is not directly involved.

Senior Planner Lex Traughber reviewed the petition as outlined in the staff report. He stated that staff recommends approval with conditions. He shared the proposed conditions.

Representing the applicant, Tim Stay and Josh Hansen came to the desk and gave their presentation to the commission. They stated that they appreciated staff's time.

Commissioner Barnett asked for clarification on the type of housing, whether it is short-term housing, dorm or apartment. He also asked what the parking requirements are and are they being met.

Josh Hansen responded to the parking requirements and what they are doing to meet them.

The Chair opened the public hearing

## **PUBLIC HEARING**

Cindy Cromer stated she liked the plans that were presented and requested standard be set for all plans from here out.

Email

Janet Hemming in support of this project and commended TOSA for their success of rehabilitation.

Closed the public hearing.

## **EXECUTIVE SESSION**

Commissioners discussed the project as it was presented and the key points staff has brought forward.

Commissioner Vela commended TOSA for the high success rates.

Chair Ewanowski commended the project and how it was presented to the Historic Landmark Commission.

## **MOTION**

**Commissioner Abrahamson motioned, "Based on the information presented and discussion, I move that the Commission approves this New Construction application with the conditions listed in the staff report." Commissioner Stewart seconded the motion.**

**Commissioners Abrahamson, Barnett, De Lucia, Getz, White, Vela, Stewart, Kearns, and Ewanowski voted yes.**

**The motion passed unanimously.**

2. **New Construction for theROW at Approximately 153 S 1300 East** - James Jones, representing the property owners, is requesting approval to construct four townhomes at the above-stated address in place of the existing parking lot. The property is in the University Local Historic District and the RMF-45 (Moderate/High Density Multi-Family Residential) District. The proposal includes a request for a modification of the side yard setbacks to be reduced by 3' from the required 8' to 5'. The subject property is located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Noah Elmore at 801-535-7971 or noah.elmore@slc.gov) **Case Number: PLNHLC2024-00756**

Associate Planner Noah Elmore reviewed the petition as outlined in the staff report. He stated that staff recommends approval with conditions. He shared the proposed conditions.

Chair Ewanowski has question on Consideration 2 about modifications to subdivision. Noah Elmore explained that the modifications are for setbacks.

Representing the applicant, James Jones and Levi Harper came to the desk and gave their presentation to the commission. They stated that they appreciated staff's time.

Commissioner Vela mentioned the access to parking looks tight and could cause issues.

Chair Ewanowski asked why the three feet on the side yard is critical.

James Jones explained about the side yard setback.

Commissioner Getz clarified the façade of the south side of the design.

James Jones explained the design and landscape.

The Chair opened the public hearing.

### **PUBLIC HEARING**

Julie Dexter, Commander Apartments, against the project.

Kyle Hanegarnie against the project and worried about parking and congestion on the streets.

Shawran Killian, Park Plaza HOA, against the project and concerned about alley access behind the property.

Closed the public hearing.

James Jones responded to the public comments and the concerns they have addressed.

### **EXECUTIVE SESSION**

Commissioner Stewart discussed that parking is not part of the HLC or this project.

Commissioner Barnett expressed that parking is an issue, but the City needs to work with this issue. Commission should be concerned about livability.

Commissioner De Lucia sympathized about the parking issue having a negative impact on the community and changes should be looked into.

Deputy Director Oktay requested the commission review this project based on the criteria the city zoning has set forth.

Commissioner Vela expressed concerns about fire access and the accessibility in an emergency. As well as the 3 foot setback request and window openings.

Commissioner Getz expressed concerns with the south façade facing the historic properties.

Commissioner White likes the project and design presented and said it was very compatible.

Commissioner Kearns felt the design was cohesive and took into consideration the historic area.

Commissioner Abrahamson likes the design.

Commissioner Barnett asked if the five foot setback request was compatible with the rest of the historic district.

Associate Planner Elmore clarified the design and setbacks and how they compare to other lots in the historic district.

The commission discussed the property meeting fire code standards and it was addressed by the building codes.

#### **MOTION**

**Commissioner Stewart, “Based on the information presented and discussion, I move that the Commission approve this New Construction application as recommended by staff.” Commissioner Vela seconded the motion.**

**Commissioners Abrahamson, Barnett, De Lucia, Getz, White, Vela, Stewart, Kearns, and the Chair voted yes.**

**The motion passed unanimously.**

- 3. New Construction Kinney House at Approximately 563 N Center St - James Cocks, representing the property owners, is requesting approval for a new construction in a local historic district to build a single-family home at the above-listed address. Currently, the land is vacant, and the property is zoned SR-1A Special Development Pattern Residential. The subject property is within Council District 3, represented by Chris Wharton. (Staff Contact: Seth Rios at 801-535-7758 or seth.rios@slc.gov) **Case Number: PLNPCM2023-00938****

Principal Planner Seth Rios reviewed the petition as outlined in the staff report. He stated that staff recommends approval with conditions. He shared the proposed conditions.

Representing the applicant, Dave Brock and James Cocks came to the desk but did not have a presentation to share. He stated that he appreciated staff's time.

Commissioner Ewanowski clarified the wall thickness of the thin brick and the stucco in the back and how they transition.

Commissioner De Lucia requested clarification of the removal of vegetation and plan to

replace.

Commissioner Barnett expressed concern over the lack of vegetation incorporated into the design.

The commission and planning staff discussed the removal of trees and working with the city to add new vegetation as required.

The Chair opened the public hearing.

## **PUBLIC HEARING**

Seeing as no one wished to speak the Chair closed the public hearing.

## **EXECUTIVE SESSION**

The commission discussed the design and the contributing factor it gives the property and the neighborhood.

## **MOTION**

**Commissioner Vela “Based on the information presented and discussion, I move that the Commission approve this New Construction application as recommended by staff.” Commissioner Getz seconded the motion.**

**Commissioners Abrahamson, Barnett, De Lucia, Getz, White, Vela, Stewart, Kearns, and the Chair voted yes.  
The motion passed unanimously.**

- 4. Minor Alteration for Liberty Park Rotary Play Park at Approximately 600 E 900 South** - Ronnie Pessetto, representing Salt Lake City's Public Lands Department is requesting minor alteration approval from the City to modify and update Rotary Play Park in Liberty Park. Liberty Park is designated as a Salt Lake City Landmark. The property is zoned Open Space. The proposal is referred to the Historic Landmark Commission due to the size and scope of the project. This subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slc.gov) **Case Number: PLNHLC2024-00998**

Senior Planner Sara Javoronok reviewed the petition as outlined in the staff report. She stated that staff is recommending approval with conditions.

Representing the applicant, Ronnie Pessetto from Salt Lake City's Public Lands Department, came to the desk with a presentation to share. Megan Jones Shiotani and Gretchen Wilson from Dig Studios attended via Microsoft Teams.

The Chair opened the public hearing.

## **PUBLIC HEARING**

Seeing as no one wished to speak the Chair closed the public hearing.

## **Executive Hearing**

Commission discussed the parks history and the updates that are proposed and how it will make a difference to the diverse community.

### **MOTION**

**Commissioner De Lucia, “Based on the information presented and discussion, I move that the Commission approve this minor alteration application as recommended by staff.” Commissioner Stewart seconded the motion.**

**Commissioners Abrahamson, Barnett, De Lucia, Getz, White, Vela, Stewart, Kearns, and the Chair voted yes.**

The meeting adjourned at approximately 7:30 pm