

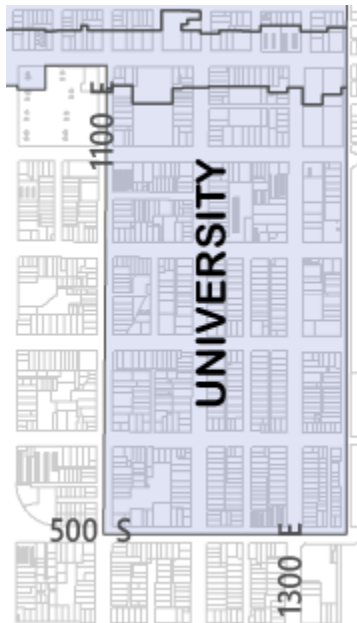
## theROW – Legal Description

COM AT NW COR LOT 3 BLK 32 PLAT F SLC SUR S 95 FT E 156.39 FT N 95 FT W 156.39 FT TO BEG 05942-0304

### Introduction:

Nestled within the heart of Salt Lake City's historic University Local Overlay Zone along 1300 East, theROW represents a harmonious blend of modern living and historic charm. This thoughtfully designed development comprises four meticulously crafted townhome units, each embodying a blend of contemporary comfort and architectural style paying homage to the area's rich heritage. A Front Porch common area bridges the space between the public sidewalk and each Unit's semi-private front porch [12.7, 12.11, 12.13, 12.16, 12.32, 12.34, 12.35]. A significant feature of these townhomes is the outdoor Patio/Terrace on the top level, offering residents private outdoor amenity space with views of the University neighborhood, Wasatch Mountains, and shelter from the hot afternoon sun [12.13, 12.15, 12.64].

The inclusion of a two-car garage per unit addresses the need for secure and convenient parking and storage, integrated in a way that maintains the aesthetic appeal of the street frontage [12.18]. As we endeavored to contribute to the vitality and preservation of the neighborhood, we propose theROW as an example of respectful urban development within the Salt Lake City Masterplan.



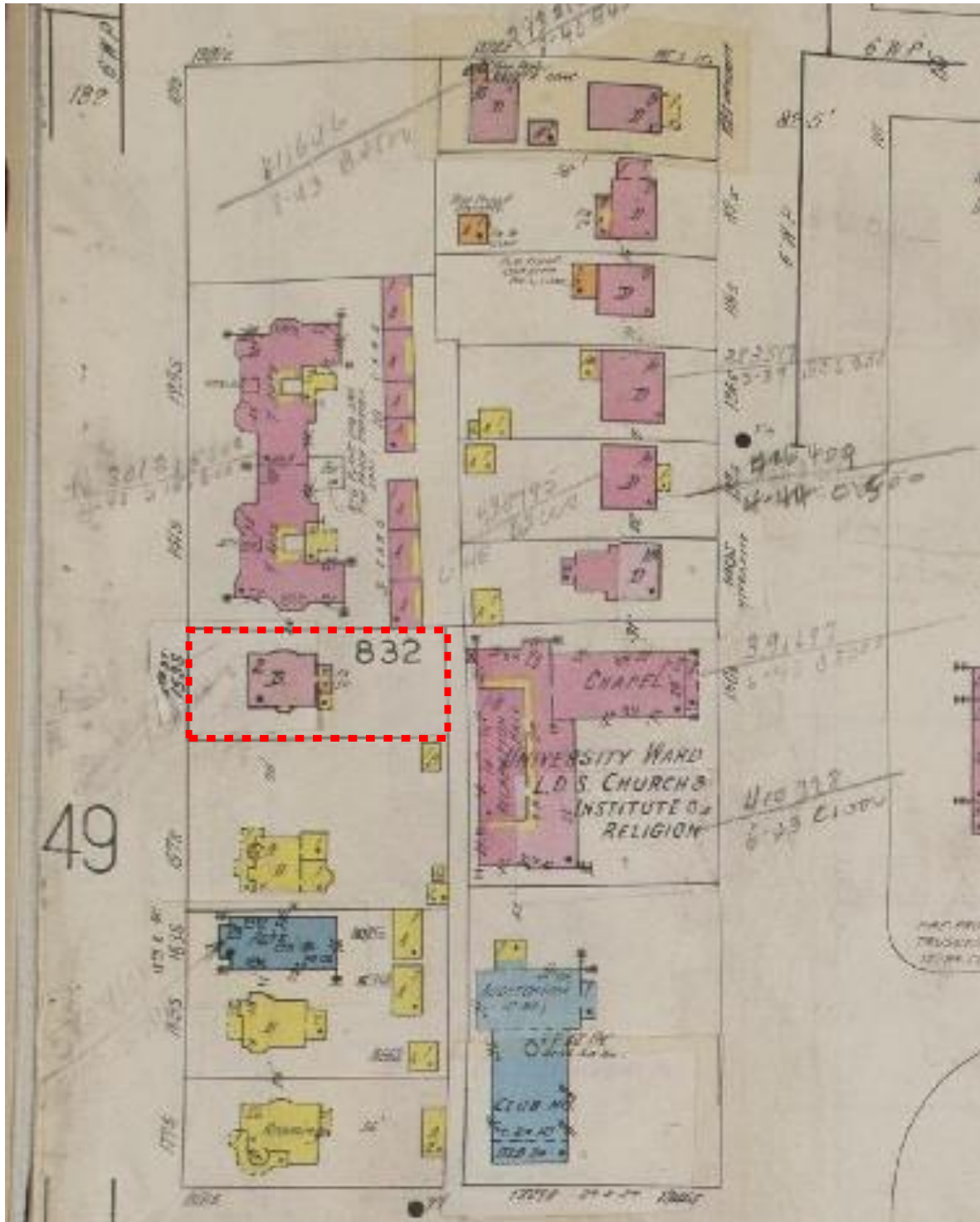
Clipped view of the University Historical District Map.

theROW encompasses four Brownstone styled townhome units, each with three stories of living space. Each unit provides just over 3,000 square feet, with four bedrooms and four and a half bathrooms. The units are designed to meet the diverse needs of modern families, couples, and individuals. Flexible and spacious rooms enhance the livability of the townhomes and align with the density and scale typical of the RMF-45 zone. Public living spaces have been oriented to the front areas of the floor plans [12.62]. Storage areas are dispersed throughout each floor [12.20]. An Alternate Means and Methods application for Fire Access was previously approved with the assistance of Doug Bateman and the Deputy Fire Marshal in order to comply with SLC Firefighting requirements. The Units are sprinkled, including a new fire hydrant along 1300 East.

### Settlement Patterns and Neighborhood Character:

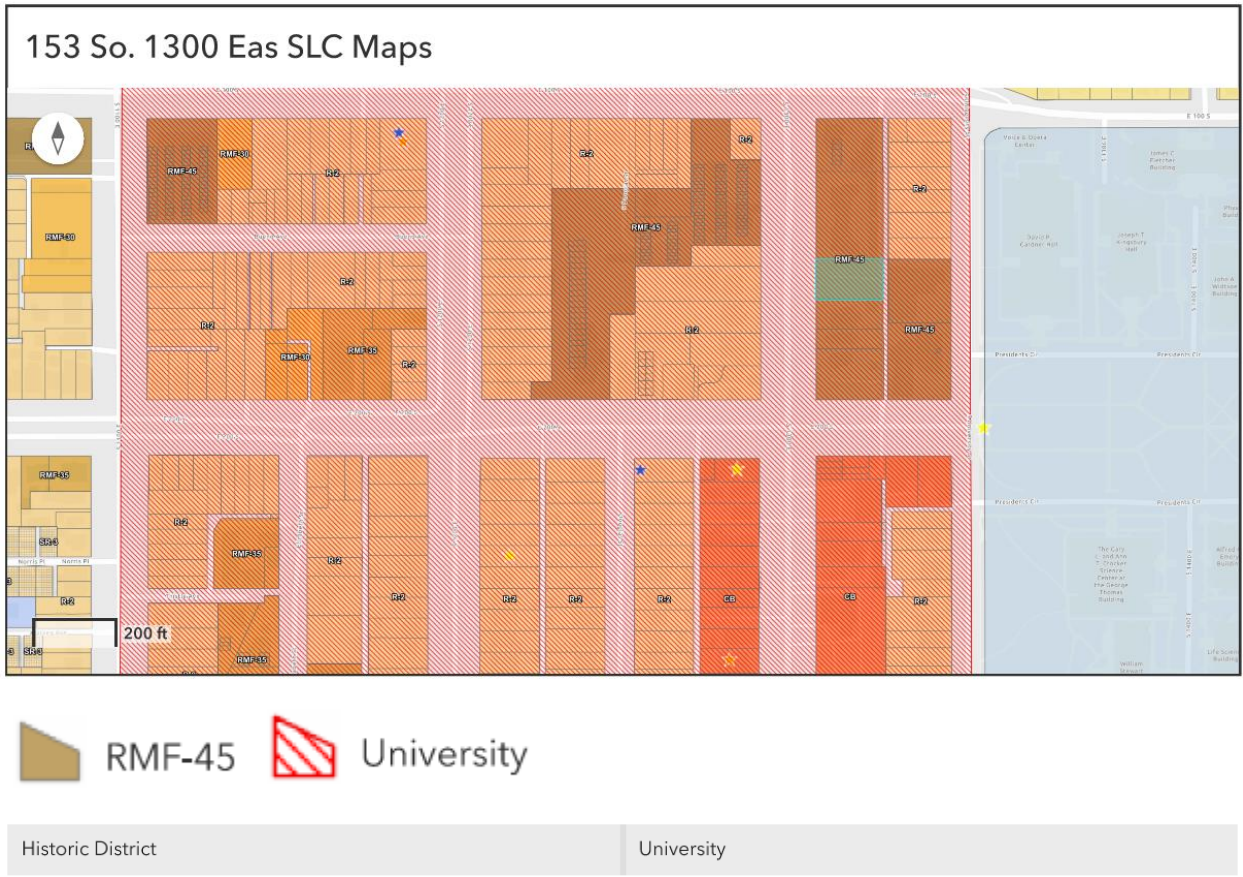
theROW follows the requirements of the RMF-45 zone and the specific stipulations of the University Historic Local Overlay Zone [Chaper 12 – New Construction]. The project respects the scale and character of the neighborhood, which features a mix of residential buildings and four to five-story brick walk-up apartments on the Block Face and across 1300 East [12.6]. By identifying and maintaining these established patterns – from the 1926 – 1951 Sanborn Map - we've designed theROW townhomes as an in-fill project so that it complements the public street, and re-integrates a front facing building in block pattern [12.1, 12.2, 12.3, 12.4, 12.5, 12.10, 12.17].

C.W.  
**DESIGN**



Clipped view of 1951 Sanborn Map.

# C.W. DESIGN



Clipped views of the online Salt Lake City Zoning Map.

The building's height, at under 30 feet to the eaves, is within the allowed height limit, and complies with Salt Lake City Fire Department requirements [12.45]. Roof heights vary on the front, sides, and rear roof lines [12.50]. The exterior design was influenced by surrounding multi-family and residential architectural styles found in the surrounding neighborhood area. A modern interpretation of Late-Victorian characteristics adorn each façade creating a timeless design that mimics established neighborhood patterns. Gabled rooflines maintain a cohesive skyline and ensures compatibility with the surrounding structures [12.55, s12.56]. The design follows the mass and scale of neighboring properties, providing a seamless transition between higher density apartments to single family home scales [12.50, 12.51, 12.52, 12.75]. The width and pattern of the four front units, at 21' – 2" feet O.C., mimics nearby properties while visually reducing perceived width [12.58]. Garages are discreetly accessed from the rear alley maintaining the historical street pattern [12.1, 12.2, 12.20, 12.53].

theROW is oriented along 1300 East, ensuring that the building frontage interacts cohesively with the street and sloping, landscaped hillside [12.32]. This orientation, combined with a Front Porch common space, enhances the public realm by creating inviting spaces for community interaction [12.6, 12.7]. The shared porch common area is designed with mailboxes, benches, public bike racks [12.19], brick faced retaining walls, seat walls, and vegetative landscaping [12.35, 12.67]. The

# DESIGN

design integrates landscape and retaining walls seamlessly with the hillside of the street front and contributes to a pedestrian-friendly environment.

Vehicular and pedestrian access has been thoughtfully planned. Car access is provided from the rear alley, preserving the aesthetic integrity of the sloped street frontage and minimizing traffic disruptions [12.12, 12.21, 12.22]. Four vehicle parking stalls are located perpendicular to the existing Alley utilizing the existing entry point [12.21, 12.24, 12.25]. Pedestrian access is facilitated through the front sidewalk, new stairway, and terraced landscape reinforcing the development's connection to the public realm and promoting a walkable connection to the neighborhood. The site and building engage with the street and activate a walkable connection to the city block. Utility connections and equipment, where available, have been located on the Alley side of the property [12.26, 12.40], with electrical meters and gear located on the sides of the building [12.85].

## Enhancing the Historic Overlay District

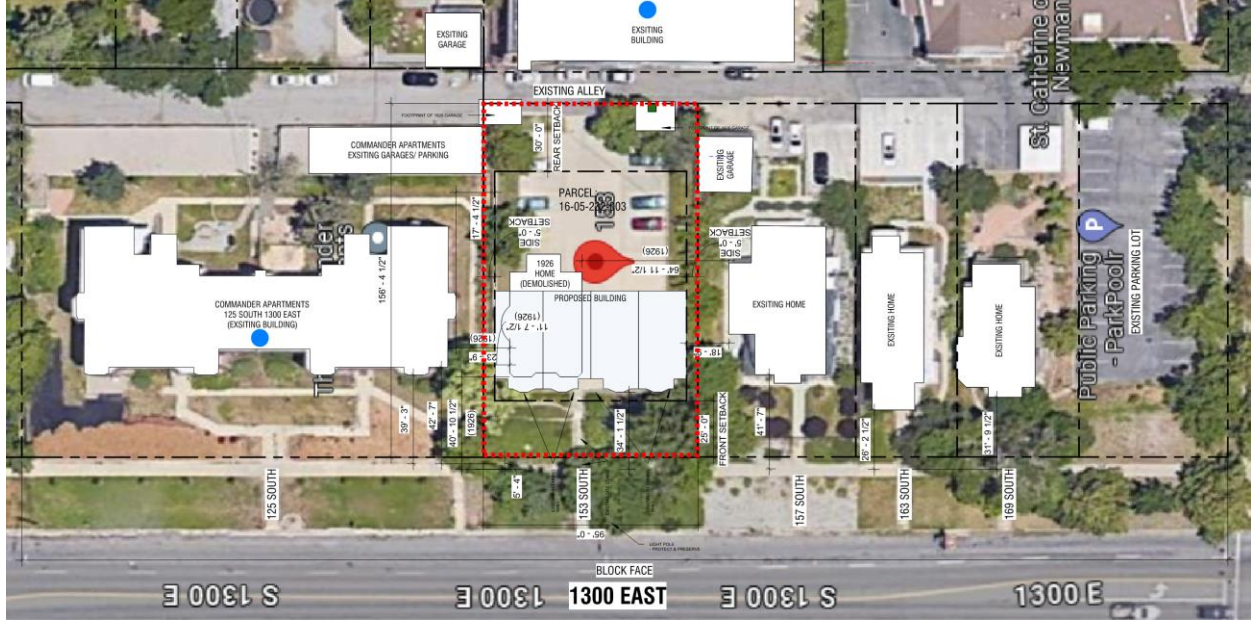
Our project is not merely a residential development; it is a commitment to revitalizing a cherished historic district. By removing the existing parking lot and restoring a building onto the street front, the ROW returns the architectural heritage and contributes to the neighborhood's vibrancy. The use of durable materials and eclectic design elements, such as steep gabled roof pitches with asphalt shingles and precast concrete topped parapet walls, underscores our dedication to quality and aesthetic harmony [12.45]. Mechanical equipment and venting elements are screened acoustically and visually on each unit rooftop [12.27, 12.28, 12.29, 12.30]. Lighting adjacent to the Front Porch common space, front stoops entries, and outdoor Patio/Terrace highlights areas used for gathering and circulation [12.32, 12.36, 12.38, 12.39].

## Detailed Architectural Elements

**Street & Block Patterns:** The addition of our project restores the existing street pattern. The new landscaped slope enhances the void left by the demolished home previously converted into a parking lot. The symmetry and orientation of the townhomes respects the established block patterns and contributes to the overall coherence of the streetscape [12.42, 12.46, 12.47]. Project siting and orientation allows for a strong pedestrian connection to 1300 East and vehicular entry,

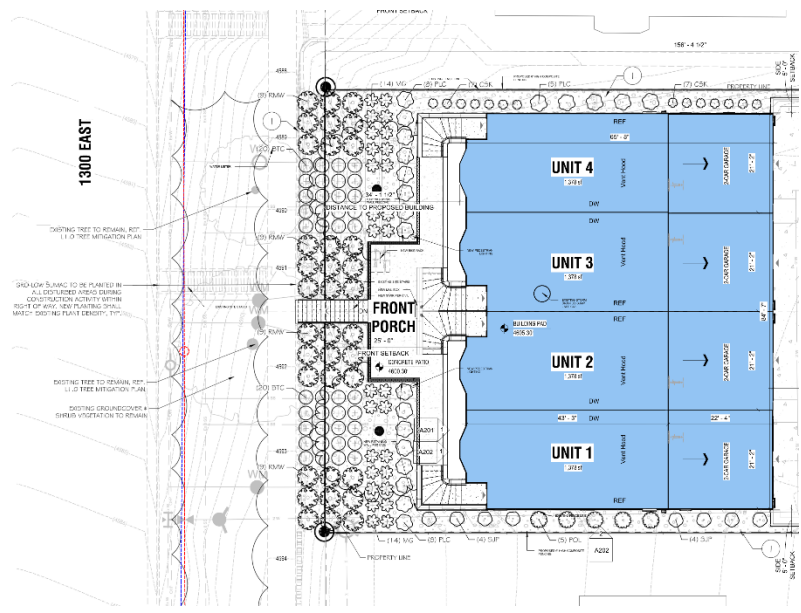
# C.W. DESIGN

parking, and circulation from the existing Alley.



Clipped view of the Block Face from the District Map – AS003.

The main porch and entry doorway into the town homes is oriented to the street, setback just beyond 25 feet [12.46]. This placement mimics the setback and flow of the existing historic street front found on the Sanborn Maps and provided District Map AS003, ensuring visual continuity and pedestrian engagement to the public realm. Brick wall faced winding concrete staircases invite pedestrians to approach each Unit in an orderly manner [12.47, 12.62] from semi-public common areas and the sidewalk.



Clipped view of the Front Porch common area overlaid on the Unit Plan – AS100.

**Mass & Scale:** The design of theROW considers the mix of single and multi-family buildings on the street, which range from one to four stories. At three stories, the townhomes' mass and scale are congruent with these existing structures – emphasizing the lower two levels, providing a harmonious addition to the block face [12.47, 12.49, 12.54, 12.57, 12.76].

The design philosophy for theROW is deeply rooted in the guidelines of the University Historic Local Overlay Zone. The exterior

# DESIGN

materials features a durable red hued brick façade, a modern interpretation of the late Victorian style that harmonizes with the historic buildings in the vicinity [12.68, 12.69]. This choice of material ensures both durability and a visual connection to the historic context of the neighborhood [12.48, 12.57, 12.70]. In addition to the brick façade, dark fiber cement board bay windows with traditional trim accent and vertically divide the Front Elevation [12.62, 12.63, 12.71]. These elements add architectural depth and resonate with the historic vernacular. The rear of the building is clad in dark colored 6” inch high fiber cement lap siding, providing a complementary yet distinct aesthetic that aligns with contemporary building practices. Black gridded Fiberex windows - from Anderson's 100 series - offer a blend of visual appeal and energy efficiency, underscoring our commitment to sustainability [12.16]. Brick masonry soldier courses and sloped sills accent upper windows and the main entry doorway [12.73, 12.75].

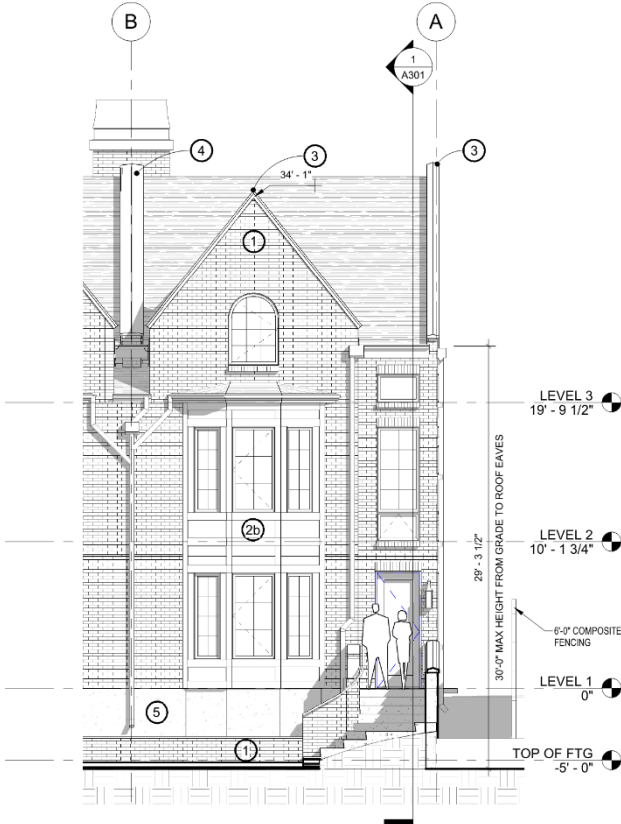
**Height:** The project’s height, under 30 feet to roof eave height, complies with the allowed 45 feet height limit found in the RMF-45 Zone, and also fulfills request by the Fire Marshal due to limited aerial fire access. This consideration ensures that the new construction blends seamlessly with the character of this portion of the Central City Historic district, which includes both single-family homes and multi-family historic structures [12.48].

**Width:** The front unit’s width of 21’ feet is similar to the widths found in neighboring properties, ensuring compatibility with the historic streetscape, ie – the Commander Apartments and single-family homes down the block face [12.53].

**Solid to Void Ratio:** The proposed building design replaces an existing parking lot that currently disrupts the traditional solid to void rhythm found in the neighborhood [12.54]. Our new building restores this rhythm, enhancing the visual coherence of the streetscape that once existed in the 1920’s. Vertical window forms were chosen for visual emphasis, mirroring the Victorian single-family homes and existing multi-family buildings. This approach respects the architectural traditions of the area. The style compliments architectural styles found in the neighborhood and adjacent historical University of Utah campus buildings.

**Proportion & Emphasis of Façade Elements:** Traditional porches emphasize the building's entry, bringing a comfortable human scale to the three-story structure. This design choice enhances the building's interaction with the street and the flow of the pedestrian experience [12.65].

# C.W. DESIGN



1 UNIT FRONT ELEVATION  
A202 / 3/16" = 1'-0"

Rhythm & Spacing of Windows/Doors: Multi-story Bay Window spacing for front fenestrations emphasizes verticality and matches the existing rhythm and spacing found in the neighborhood [12.57, 12.58, 12.72]. Vertical separation in the fenestration pattern divides up the mass of the overall linear building scale, adding architectural interest [12.58, 12.63].

### Conclusion

theROW is a project that honors Salt Lake City's historic legacy while embracing modern living. It exemplifies CW's dedication to creating homes that are not only aesthetically pleasing and functional but also respectful of the past and mindful of the future. We are committed to revitalizing the University Historic Local Overlay Zone, ensuring that our development contributes to the neighborhood's long-term sustainability and architectural integrity. We look forward to

presenting this project to city officials and working together to preserve and enhance the unique character of this historic district.