

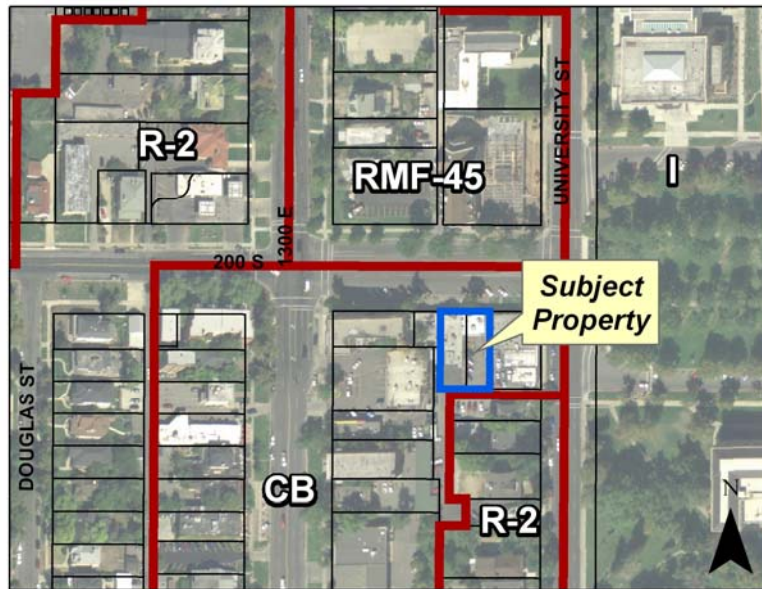
**SALT LAKE CITY  
HISTORIC LANDMARK COMMISSION**

**REQUEST BY RICHARD RASMUSON REPRESENTED BY BRENT DAVIS OF  
BABCOCK DESIGN GROUP, FOR APPROVAL TO ALTER THE UNIVERSITY  
PHARMACY BUILDING AND CONSTRUCT AN ADDITION. THE PROPERTY IS  
LOCATED AT APPROXIMATELY 1320-1328 EAST 200 SOUTH STREET, IN THE  
UNIVERSITY HISTORIC DISTRICT**

**CASE NO. 470-06-55  
WEDNESDAY, APRIL 18, 2007**

**OVERVIEW**

The applicant, Richard Rasmuson is requesting approval to alter the University Pharmacy building located at 1320 East 200 South Street and construct an addition to the existing building. The property is located in the University Historic District, which was locally designated as a historic district in November of 1991. The base zoning of the property is CB, Community Business, the purpose of which is “to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods.”



**BACKGROUND**

The subject property consists of two buildings: 1320 East 200 South, the site of the University Pharmacy and a pizzeria; and 1328 East 200 South, which contains a vacant building. The alley system for the block has a north-south running segment through the middle of the block. This portion of the alley system connects to an existing covered drive-through for the

pharmacy building that is accessible from 200 South Street and terminates in a dead end, at the rear property line of 240 South University Street. The parking area to the rear of the site is also accessible via an east-west alley that connects to the north-south segment and exists onto University Street.

Mr. Rasmuson proposes to demolish the vacant building at 1328 East 200 South Street, a non-contributing building as determined by Planning Staff. The determination was made in conjunction with the applicant's proposal to construct an addition to the building to the west, the University Pharmacy. As set forth in subsection 21A.34.020F of the Zoning Ordinance, a request for demolition of a non-contributing building is not required to be heard before the Historic Landmark Commission. The request may be administratively approved provided the Commission Members and the property owners within 85 feet of the subject property are notified, and given a period of two weeks to respond if opposed to the demolition. Notices of the demolition request were mailed on March 13, 2007. The Planning Director has referred this demolition application to the Commission since public input objecting to the request was received.

The existing flat roofed block building located on the 1320 East 200 South property was built in 1956 by Parrish Fisher for a pharmacy use. This commercial building replaced an early twentieth century brick residence, as shown on the 1911 Sanborn Map, owned by Joshua H. Paul that was extensively remodeled. The 1936 tax photograph and property appraisal cards indicate an addition of stucco on frame construction was built on the front of the building and that the building was used for residential purposes. Research indicates that the address of the building was once 1324 East 200 South Street. Damaged by a fire in 1952, the apartment house was demolished in 1953. The building permit file and building permit invoices indicate that the block building was again remodeled in 1958 to provide a new entrance and storage room for a basement restaurant. When the district was surveyed in 1993, the building was considered out-of-period, as the period of significance for the district ranges from about 1883 to 1941. Other details of the building include; a large overhang on the north elevation that is aluminum clad, and a painted brick veneer on the principal elevation that may obscure the original construction material.

Planning Staff has determined that the University Pharmacy building is non-contributing for purposes of issuing a Certificate of Appropriateness and the design guidelines for new construction apply to this request. The property is no longer associated with the period of significance of the district nor has it acquired significance because of its association with specific events, activities or characteristics of exceptional importance occurring within the last fifty (50) years.

## **PROPOSAL**

The applicant proposes to raze the existing frame building located at 1328 East 200 South Street and construct an addition to the University Pharmacy building. This is a one-story, approximately 1,872 square foot addition with a maximum height of approximately seventeen feet (17') from finished grade and includes façade improvements to the pharmacy building. The flat roof form of the existing building would be replicated on the addition and a stair-step

effect created. The materials for the exterior of the project include EIFS (exterior insulation and finish system) for the main portion of the building, brick as a secondary material, and brushed aluminum fins and cornice details. The plans show storefront type windows on the principal façade with a centrally located double door. The existing roof sign will be retained. Any other additional signage will be handled under a separate application.

## ANALYSIS

### REQUIREMENTS OF THE ZONING ORDINANCE

All proposed work must comply with all applicable development standards of the CB zoning district. The proposed site plan was discussed on January 23, 2007 with the City's Development Review Team (DRT) and their comments are attached to this staff report as Exhibit 3. The design guidelines for the zoning district are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site and include the following:

- **Minimum First Floor Glass:** The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of the windows on the front façade, shall not have less than forty (40%) glass surfaces. All first floor glass shall be non-reflective. Display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement.
- **Facades:** Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent (40%) requirement.
- **Maximum Length:** The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

**FINDING:** The proposed alterations and addition comply with the design standards mentioned above.

### ZONING ORDINANCE AND DESIGN GUIDELINES

The Historic Landmark Commission has design review authority with respect to this request. In order to make its decision, the Commission must use the following standards.

#### *21A.34.020 H Historic Preservation Overlay District:*

Staff has evaluated this proposal in terms of Section 21A.34.020(H), *Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Noncontributing Structure*, which states: *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 determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city.*

*1. Scale and Form.*

*a. Height and Width. The proposed height and width shall be visually compatible with surrounding structures and streetscape;*

*b. Proportion of Principal Facades. The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;*

*c. Roof Shape. The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and*

*d. Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.*

**DISCUSSION:** Developed as a self-contained community, the University Historic District contains mostly residential buildings built around the University of Utah and incorporates commercial, public, and religious structures to support the residents within the area. The subject property, located west of the university, is on a block that consists of a similar mix of land uses. The residential architectural types and styles are typical of buildings constructed at that time in other areas of the city. Victorian, Bungalow, and Period Revival styles dominate the districts residential character. The small scale commercial area along 200 South between 1300 East and University Streets consists primarily of one-story structures and few are from the historic period. More recent, incompatible architecture and alterations have influenced the appearance of this streetscape.

Most commercial buildings on 200 South Street were built out to the front and side property lines. These dimensions, when repeated along the streetscape, create a strong pattern that contributes to the visual continuity of the commercial area. These characteristics are respected in the proposed new construction which incorporates a design that reflects the character of this commercial area. The flat roof form is consistent with those seen historically. Thus, the scale and form will be in keeping with the surrounding structures and streetscape. The Commission's design guidelines offer the following guidance on the scale and form of compatible new construction:

**Design Standards for New Construction**

**11.4 Construct a new building to reinforce a sense of human scale.** A new building may convey a sense of human scale by employing techniques such as these:

- Using building materials that are of traditional dimensions.

- Providing a one-story porch that is similar to that seen traditionally.
- Using a building mass that is similar in size to those seen traditionally.
- Using a solid-to-void that is similar to that seen traditionally, and using window openings that are similar in size to those seen traditionally.

**11.5 Construct a new building to appear similar in scale to the scale that is established in the block.** Subdivide larger masses into smaller “modules” that are similar in size to buildings seen traditionally.

**11.6 Design a front elevation to be similar in scale to those seen traditionally in the block.** The front shall include a one-story element, such as a porch. The primary plane of the front should not appear taller than those of typical historic structures in the block. A single wall plane should not exceed the typical maximum facade width in the district.

**11.7 Build to heights that appear similar to those found historically in the district.** This is an important standard which should be met in all projects.

**11.8 The back side of a building may be taller than the established norm if the change in scale will not be perceived from public ways.**

**11.9 Design a new building to appear similar in width to that of nearby historic buildings.** 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.

**11.11 Use building forms that are similar to those seen traditionally on the block.** Simple rectangular solids are typically appropriate.

**11.12 Use roof forms that are similar to those seen traditionally in the block.** Visually, the roof is the single most important element in an overall building form. Gable and hip roofs are appropriate for primary roof forms in most residential areas. Shed roofs are appropriate for some additions. Roof pitches should be 6:12 or greater. Flat roofs should be used only in areas where it is appropriate to the context. They are appropriate for multiple apartment buildings, duplexes, and fourplexes. In commercial areas, a wider variety of roof forms may occur.

**11.13 Design overall facade proportions to be similar to those of historic buildings in the neighborhood.** The “overall proportion” is the ratio of the width to height of the building, especially the front facade. See the discussions of individual districts and of typical historic building styles for more details about facade proportions.

**FINDING:** The influence of the University of Utah on the development of this neighborhood is reflected in its diverse architectural fabric. The proposed new construction reinforces the rhythm of facades of the street by expressing the pattern of facade widths and maintaining the range of building heights seen historically. The proposed roof form of the addition is similar to that of the existing structure and compatible with surrounding buildings. The proposed project meets the intent of the “scale and form” standards. The scale and form of the building would fall within the range of building forms found in the area.

## *2. Composition of Principal Facades.*

*a. Proportion of Openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;*

*b. Rhythm of Solids to Voids in Facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;*

*c. Rhythm of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and*

*d. Relationship of Materials. The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.*

**DISCUSSION:** The solid-to-void ratio is consistent with that of other historic commercial buildings, but is clearly more contemporary in terms of design. The storefront windows are similar to that seen historically. Window details have not been submitted at this time, but should include designs for window moldings and door surrounds. As stated above, the exterior of the proposed project includes an EIFS stucco system for the main portion of the building and utilizes brick as a secondary material. The use of materials that will reinforce established material patterns in the neighborhood is preferred. Appropriate building materials include: masonry, stucco and wood. EIFS stucco systems have been approved by the Commission in the past to cover new commercial buildings in the historic districts. The proposed membrane roof material is a material that is ordinarily acceptable for use in the historic districts. The design guidelines recommend the following with respect to the composition of principal facades.

### **Design Standards for New Construction**

**11.10 Use a ratio of wall-to-window (solid to void) that is similar to that found on historic structures in the district.** Large surfaces of glass are inappropriate in residential structures. Divide large glass surfaces into smaller windows.

**11.14 Keep the proportions of window and door openings similar to those of historic buildings in the area.** This is an important design standard because these details strongly influence the compatibility of a building within its context. Large expanses of glass, either vertical or horizontal, are generally inappropriate on new buildings in the historic districts.

**11.16 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.** Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Metal products are allowed for soffits and eaves only.

**11.17 Use building components that are similar in size and shape to those found historically along the street.** These include windows, doors, and porches.

**11.18 If they are to be used, design ornamental elements, such as brackets and porches to be in scale with similar historic features.** Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.

**11.19 Contemporary interpretations of traditional details are encouraged.** New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples. New soffit details and dormer designs also could be used to create interest while expressing a new, compatible style.

**11.20 The imitation of older historic styles is discouraged.** One should not replicate historic styles, because this blurs the distinction between old and new buildings, as well as making it more difficult to visually interpret the architectural evolution of the district. Interpretations of historic styles may be considered if they are subtly distinguishable as new.

**11.21 Windows with vertical emphasis are encouraged.** A general rule is that the height of the window should be twice the dimension of the width in most residential contexts. See also the discussions of the character of the relevant historic district and architectural styles.

**11.22 Frame windows and doors in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.** Double-hung windows with traditional depth and trim are preferred in most districts. (See also the rehabilitation section on windows as well as the discussions of specific historic districts and relevant architectural styles.)

**11.23 Windows shall be simple in shape.** Odd window shapes such as octagons, circles, diamonds, etc. are discouraged.

**FINDING:** The rhythm and proportion of the openings are similar and in keeping with fenestration patterns seen on commercial architecture in the University neighborhood and throughout the City's historic districts. The proposed use of brick and an EIFS stucco system are compatible with materials seen historically in the district. The main entrance is in keeping with the current door location. The proposed project meets this standard.

*3. Relationship to Street.*

*a. Walls of Continuity. Facades and site structures, such as walls, fences and landscape masses shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;*

*b. Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;*

*c. Directional Expression of Principal Elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and*

*d. Streetscape-Pedestrian Improvements. Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.*

**DISCUSSION:** A typical "wall of continuity" is characteristic of the street frontage along 200 South Street. Since these storefronts are situated on the slope of 200 South Street, a stair-step effect has resulted. As mentioned above under Standard 1, most buildings were built to the side property line and up to the sidewalk's edge. This alignment defines the space along the south side of 200 South Street. The orientation of the principal façade on University Street has not changed and is consistent with the streetscape. The design guidelines offer the following guidance for siting new construction.

**Design Standards for New Construction**

**11.1 Respect historic settlement patterns.** Site new buildings such that they are arranged on their sites in ways similar to historic buildings in the area. This includes consideration of building setbacks, orientation and open space, all of which are addressed in more detail in the individual district standards.

**11.2 Preserve the historic district's street plan.** Most historic parts of the city developed in traditional grid patterns, with the exception of Capitol Hill.



In this neighborhood the street system initially followed the steep topography and later a grid system was overlaid with little regard for the slope. Historic street patterns should be maintained. See specific district standards for more detail. The overall shape of a building can influence one's ability to interpret the town grid. Oddly shaped structures, as opposed to linear forms, would diminish one's perception of the grid, for example. In a similar manner, buildings that are sited at eccentric angles could also weaken the perception of the grid, even if the building itself is rectilinear in shape. Closing streets or alleys and aggregating lots into larger properties would also diminish the perception of the grid.

**11.3 Orient the front of a primary structure to the street.** The building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block. An exception is where early developments have introduced curvilinear streets, like Capitol Hill.

**FINDING:** The new construction reinforces the rhythm of facades by expressing the historic façade widths of the street. In the context of this site, the proposed project is compatible with the rhythm of spacing of structures on the street. The proposed project meets this standard.

*4. Subdivision of Lots. The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).*

**DISCUSSION:** The property owner has plans to consolidate the two parcels at 1320 East 200 South and 1328 East and 200 South into one parcel.

**FINDING:** This application has no subdivision issues because the proposed new construction reinforces the rhythm of facades of the street by expressing the pattern of façade widths seen historically.

## **RECOMMENDATION**

Based upon the comments, analysis and findings of fact noted above, Planning Staff recommends the Historic Landmark Commission approve the request to alter the University Pharmacy building located at 1320 East 200 South Street and construct an addition to the existing building, subject to the following conditions:

1. Approval of the final details of the design shall be delegated to the Planning Staff based upon direction given during the hearing from the Historic Landmark Commission.

2. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission.

Janice Lew  
Planning Division  
April 12, 2007

**Attachments:** Exhibit 1: Site Plan and Elevation Drawings  
Exhibit 2: Photographs  
Exhibit 3: Historical Documentation

**Exhibit 1**  
**Site Plan and Elevation Drawings**

## **Exhibit 2**

### **Photographs**

**Exhibit 3**  
**Historical Documentation**  
**1320 East 200 South**

**Exhibit 4**  
**Determination of Non-Contributing Status**  
**1328 East 200 South**

