

MEMORANDUM

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Salt Lake City, Utah 84111
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Planning and Zoning Division
Department of Community Development

TO: Salt Lake City Historic Landmark Commission

FROM: Lex Traugher – Principal Planner

DATE: April 4, 2007

CC: George Shaw – Planning Director
Cheri Coffey – Deputy Planning Director
Joel Paterson – Planning Programs Supervisor
File

SUBJECT: Petition 470-06-50, Request to install a rooftop skylight dome over the central interior crossing in “Building D” of Trolley Square located at 602 East 500 South, Salt Lake City

The above referenced request was approved conceptually by the Historic Landmark Commission on December 6, 2006. The purpose of this memorandum is to provide an outline of the skylight dome as it was originally proposed and the revised details of the structure as required by the Historic Landmark Commission.

At the hearing on December 6, 2006, Commissioner Carl moved that the Historic Landmark Commission grant conceptual approval for the project, and required the applicant to return to the full Commission with final dome design. Details of the final construction materials, including fenestration details and details of the supporting structure were required. The motion was seconded by Commissioner Heid. Commissioner Lloyd requested an amendment to the motion to stipulate that the peak of the skylight dome not exceed forty-five feet above grade.

The applicant had originally requested a skylight dome having the dimensions of approximately 53 feet by 58 feet in the structure known as Building D, the southernmost building on the block. The dome would be set back from the facades of Building D fronting 700 East and 600 South by 200 feet and 177 feet respectively (see the original attached site plan for details - Exhibit 1). The construction materials for the dome included clear thermal glazed clerestory windows with white metal roofing and siding. No further details of the dome materials were provided at that time.

Presently, the applicant proposes an area of approximately 3,752 square feet (56' x 67') to be opened in the roof structure. Because the roof is a series of gables, this area will be framed with a nearly level platform slightly above the top of the gable. This platform will provide the base for a 24' diameter glass dome skylight. The height of the revised skylight dome will be 44' measured from grade to the peak of the proposed structure. The

skylight dome will be a manufactured unit with standard finish aluminum frame. Double glazing will be clear with minimal tint, low-e and U-factor 0.40. The horizontal base platform will have white PVC roofing matching the existing roof. Vertical platform walls will be sheathed with standing seam metal, pre-finished in a light gray color (please see the revised plans attached to this report for details - Exhibit 2).

In conclusion, the revised skylight dome structure should have less of an impact on the site than the original proposal, while the interior will achieve the desired revitalization of increased natural light. Further, the exterior design will be simple and functional, while minimizing visual impact from surrounding properties primarily due to the setbacks from the property lines.

STAFF RECOMMENDATION

Based on the discussion and findings of fact noted in the original staff report for this project dated December 6, 2006, and the revised drawings included with this memorandum (Exhibit 2), Planning Staff recommends that the Historic Landmark Commission grant final approval of the skylight dome as proposed.

EXHIBIT 1 –
Original Site Plan and Elevation Drawings Included in the December 6, 2006, Staff Report

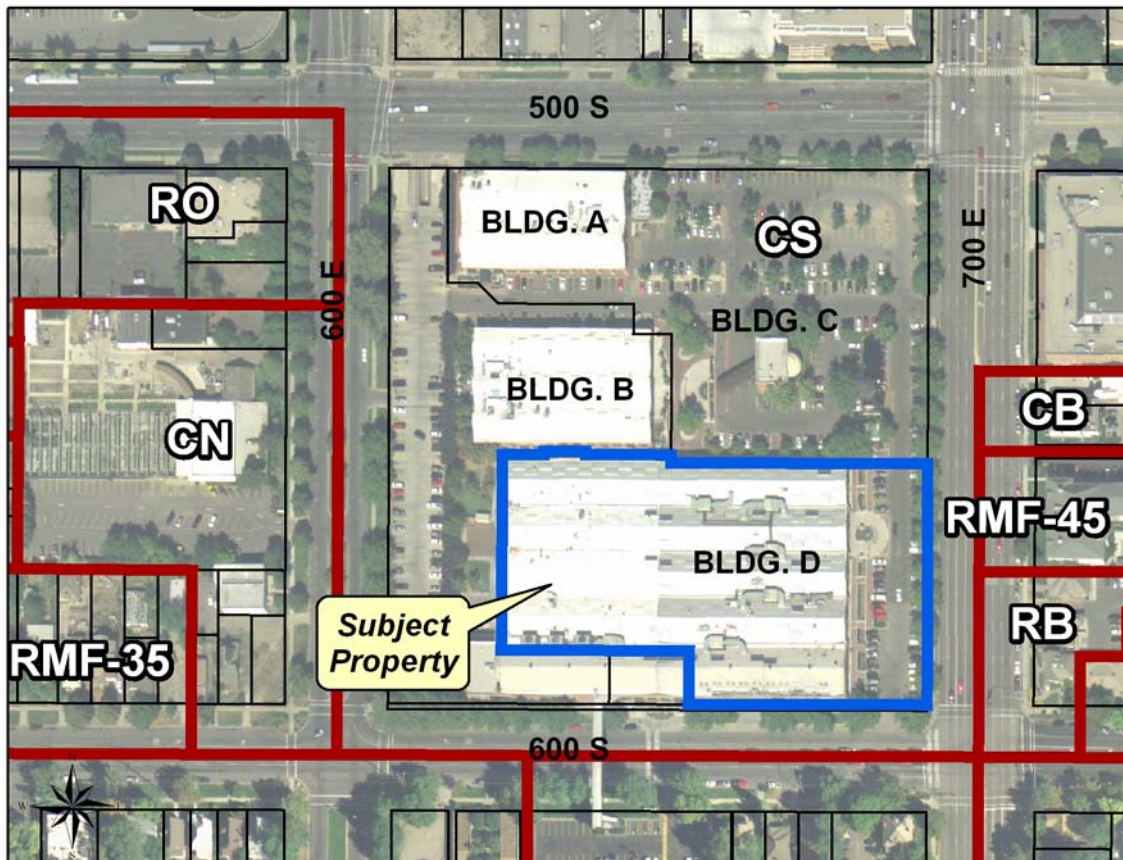
EXHIBIT 2 –
Revised Site Plan and Elevation Drawings

SALT LAKE CITY HISTORIC LANDMARK COMMISSION

REQUEST TO INSTALL A ROOFTOP SKYLIGHT DOME OVER THE
CENTRAL INTERIOR CROSSING IN “BUILDING D” OF TROLLEY
SQUARE LOCATED AT 602 EAST 500 SOUTH, SALT LAKE CITY
CASE 470-06-50
WEDNESDAY, DECEMBER 6, 2006

OVERVIEW

Trolley Square, LLC, represented by Mark Blancarte of Blake Hunt Ventures, is requesting approval for a rooftop skylight dome located at the above referenced address in Trolley Square. The dome will be installed in the central interior crossing in this building and provide a passage for natural light. Trolley Square is individually listed as a Landmark Site on the Salt Lake City Register of Cultural Resources and is located in the Central City Historic District. The Trolley Square complex is zoned CS (Community Shopping District). The purpose of the CS District is to provide an environment for efficient and attractive shopping center development at a community service level.



BACKGROUND

Historically, the location of the present Trolley Square dates back to 1889, its designation as the Tenth Ward Square, and its use as the site of the territorial fairs under the direction of the Deseret Agricultural and Manufacturing Society.

In 1906, Mr. E. H. Harriman, who owned a controlling interest in the Utah Light and Railway Company, purchased the property, designed the buildings, and directed construction of the car barns and repair shops. Salt Lake City Railway began operation of an electric trolley system in August of 1889 with four miles of track. The railway eventually shut down in 1941 with a brief service reinstated for a short period of time during World War II. The very last trolley ran on August 19, 1945.

After the trolleys stopped running, the buildings housed the Salt Lake City busses until 1970. In 1972, the buildings were renovated and converted into a shopping/entertainment center consisting of four main buildings known as A, B, C, and D.

PROPOSAL

The applicant is requesting approval for a rooftop skylight dome. The dimensions of dome are proposed to be approximately 53 feet by 58 feet in the structure known as Building D, the southernmost building on the block. The dome would be set back from the facades of Building D fronting 700 East and 600 South by 200 feet and 177 feet respectively. See the attached site plan for details.

The materials of construction for the dome include clear thermal glazed clerestory windows and white metal roofing and siding. No further specific details of the construction materials have been provided to Planning Staff as of the writing and preparation of this staff report.

ANALYSIS

Sub-section 21A.34.020(G) of the Historic Preservation Overlay District Chapter of the Salt Lake City Zoning Ordinance addresses standards for a Certificate of Appropriateness for alteration of a landmark site or contributing structure. There are eleven standards that are included in this section of the Zoning Ordinance that are used to evaluate requests for alterations to a landmark site or contributing structure. Of these eleven standards, three standards apply to the proposed request. These three standards are listed below in bold, followed by an analysis by Planning Staff:

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize an historic property shall be preserved.

Staff Analysis: Having reviewed historic photos of the subject building, the existing distinctive roof structure appears to be the same as the original form. The addition of the

dome, while it will alter the roof form slightly, is a minor alteration. The historic form of the roof for the most part will be maintained. The character defining parapets of the roof will not be altered as the proposed dome will only alter the actual roof itself.

Finding: The distinctive roof form and construction will be maintained, such that the addition of the dome will not eliminate or substantially alter this character defining feature of the subject building.

8. Contemporary design for alternations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Staff Analysis: As noted previously, the proposed dome will alter the roof form. It will not however destroy the historical or architectural integrity of the roof, as the vast majority of the roof will remain intact.

Planning Staff is particularly concerned with the scale, color, and materials proposed for the dome, and notes that the review of this proposal at this time is at a conceptual level. The details of the materials to be used for the dome have not been submitted to the Planning Division nor reviewed in any detail by Planning Staff. In addition, the drawings that have been submitted do not give an accurate sense of how this new dome may be viewed from the street level or surrounding area. Planning Staff notes that the dome structure should not be readily visible from the streets surrounding the block. The purpose of the dome is to allow natural light into what is now a somewhat somber building interior. The profile and scale of the dome should be such that it allows light to pass into the interior of the building, while at the same time the dome should not be readily visible from the exterior to ensure that historic elements are the main focus of the building. The applicant has yet to present specific plans that will show the physical magnitude of the dome structure itself.

Finding: The proposed dome, a contemporary design alteration of the subject building, will not significantly destroy cultural, historical, architectural or archaeological resources on the site. The scale, size, color, and materials proposed for the dome must be compatible with the character of the property.

9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Staff Analysis: It is certainly conceivable that once the dome is installed it could eventually be removed and the roof structure restored to its current state. It is also

evident that the new work will be differentiated from the old. The applicant will need to show that the massing, scale and architectural feature of the new dome, including color and materials, will protect the historic integrity of the property and its environment.

RECOMMENDATION

Based on the discussion and findings of fact as noted in this staff report, Planning Staff recommends that the Historic Landmark Commission grant conceptual approval of the proposed dome and delegate final approval to the Planning Director with the following condition:

1. The applicant shall submit detailed architectural drawings of the proposed dome noting dimensions and specific building materials to Planning Staff. The final approval of the dome shall ensure that the scale and height of the dome is such that it is not readily visible from the streets surrounding the block, and does not detract from the historic roof parapet features of the building. Any appeal of the Planning Director's final decision regarding the proposed dome structure shall be referred back to the Historic Landmark Commission for consideration.

Lex Traughber
Principal Planner
Salt Lake City Planning Division

Attachments:
Site Plans/Elevations