

# MEMORANDUM

451 South State Street, Room 406  
Salt Lake City, Utah 84111  
(801) 535-7757



Planning and Zoning Division  
Department of Community Development

**TO: Historic Landmark Commission**

**FROM: Nick Norris, Planning Division**

**DATE: September 27, 2007**

**SUBJECT: 470-07-30 Major Alteration to a noncontributing structure located at 290 South 1300 East (Key Bank building).**

On September 19, 2007 the Historic Landmark Commission (HLC) reviewed a proposal for a major modification to the Key Bank Building located at approximately 290 South 1300 East in the University Historic District. The HLC approved the modification with the condition that the building materials be presented to the full HLC for final approval. The motion, which passed unanimously, also stated that the materials be brought back for the October 3, 2007 meeting provided the applicant could supply samples for review. The applicant has provided information on the proposed building materials for review and have indicated that a material sample board will be available at the meeting on October 3, 2007.

The exterior building materials consist of a mix of brick and stucco. According to the submitted drawings, the brick is identified on the plans as “Summitville Thin Brick #27 Georgetown with Glen Gery Color Mortar g-402”. The dimensions of the brick are 2 and ¼ inches by 7 and 5/8 inches. The material is not a panelized system and can be installed in a manner similar to laying tile. The design guidelines discuss building materials in the context of dimension and finish. The brick is similar in dimension to the brick found throughout the University commercial area. For example, the brick on the old Fire Station building is approximately 8 inches by 2 ¾ inches. The Glen Gery mortar is a portland cement and lime based mortar. Historically, mortar was a mix of lime and cement.

The stucco has been described by the project architect as a two part stucco system. Based on the specifications for the product, it is a traditional Portland cement based product. The proposed finish is described as a “coarse sand finish”. A photo of the finish is attached (see Exhibit B: Stucco specifications).

The project includes the installation of fabric awnings over the main entrance and some of the windows. The awning is a Cooley WeatherTyte Awning. The Weathertyte Awning is a PVC coated fabric material. The fabric does have a texture to it. A photo of the material (see Exhibit C: awning specifications) demonstrates the texture. The proposed color is Dark Red.

## **Design Standards for materials**

**11.15 Use building materials that contribute to the traditional sense of scale of the block.**

This will reinforce the sense of visual continuity in the district.

**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.

**13.54 Use building materials that appear similar to those seen historically.** Appropriate building materials include: brick, stucco, and wood. Because of the large number of bungalows in the district, many foundations and posts are constructed of stone. Using stone, similar to that employed historically, also is preferred. Using field stone, veneers applied with the bedding plane in a vertical position, or aluminum or vinyl siding are inappropriate.

In terms of color, the general design standards state that color schemes should be simple and subdued. The color scheme consists of two primary colors for the stucco and brick and a secondary color on the awnings.

### **Design Standards for color**

**12.1 Keep color schemes simple.** Using one base color for the building is preferred. Muted colors are appropriate for the base color. Using only one or two accent colors is also encouraged, except where precedent exists for using more than two colors with some architectural styles. See also the discussion of specific architectural styles.

**12.2 Coordinating the entire building in one color scheme is usually more successful than working with a variety of palettes.** Using the color scheme to establish a sense of overall composition for the building is strongly encouraged.

### **Staff Recommendation**

Based on the analysis of the proposed building materials, staff finds that the materials are appropriate for the University Historic District and are substantially compliant with the applicable design standards found in *Design Guidelines for Residential Historic Districts in Salt Lake City*. Staff recommends that the Historic Landmark Commission approve the proposed building materials for application 470-07-30.

Please contact me if you have any questions. I can be reached at 535-6173 or by email at [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com) Thank you.

### **Attachments:**

- Exhibit A: Material summary from applicant
- Exhibit B: Brick specifications
- Exhibit C: Stucco specifications
- Exhibit D: Awning specifications

**Exhibit A**  
**Material summary from applicant**

**Exhibit B**  
**Brick Specifications**

**Exhibit C**  
**Stucco Specifications**

**Exhibit D**  
**Awning Specifications**