

HISTORIC LANDMARK COMMISSION STAFF REPORT

Certificate of Appropriateness for a Major Alteration of
the Key Bank Building located at approximately 290
South 1300 East in the University Historic District
September 19, 2007



Planning and Zoning
Division
Department of Community
Development

Applicant: Keybank,
represented by Jim Sirrime

Staff: Nick Norris at 535-6173
or nick.norris@slcgov.com

Tax ID: 16-05-278-026; 16-05-
278-028; 16-05-278-029

Current Zone: CB Community
Business District

Master Plan Designation:
Medium Density
Residential/Mixed Use

Council District: Council
District 4 Nancy Saxton

Acreage: 0.34 acres

Current Use: Bank

Applicable Land Use

Regulations:

- 21A.34.020 (H)

Attachments:

- A. Application
- B. Building Permit Card
- C. Photos of existing
building
- D. Site Plan and Building
Elevations

REQUEST

The applicant is proposing to remove the existing wood siding and replace it with brick and stucco. The renovation also includes adding new trim and awnings to the building. Although the structure is non contributing, the exterior alterations are highly visible, staff decided to have the Historic Landmark Commission review the modifications instead of reviewing the request administratively.

PUBLIC NOTICE

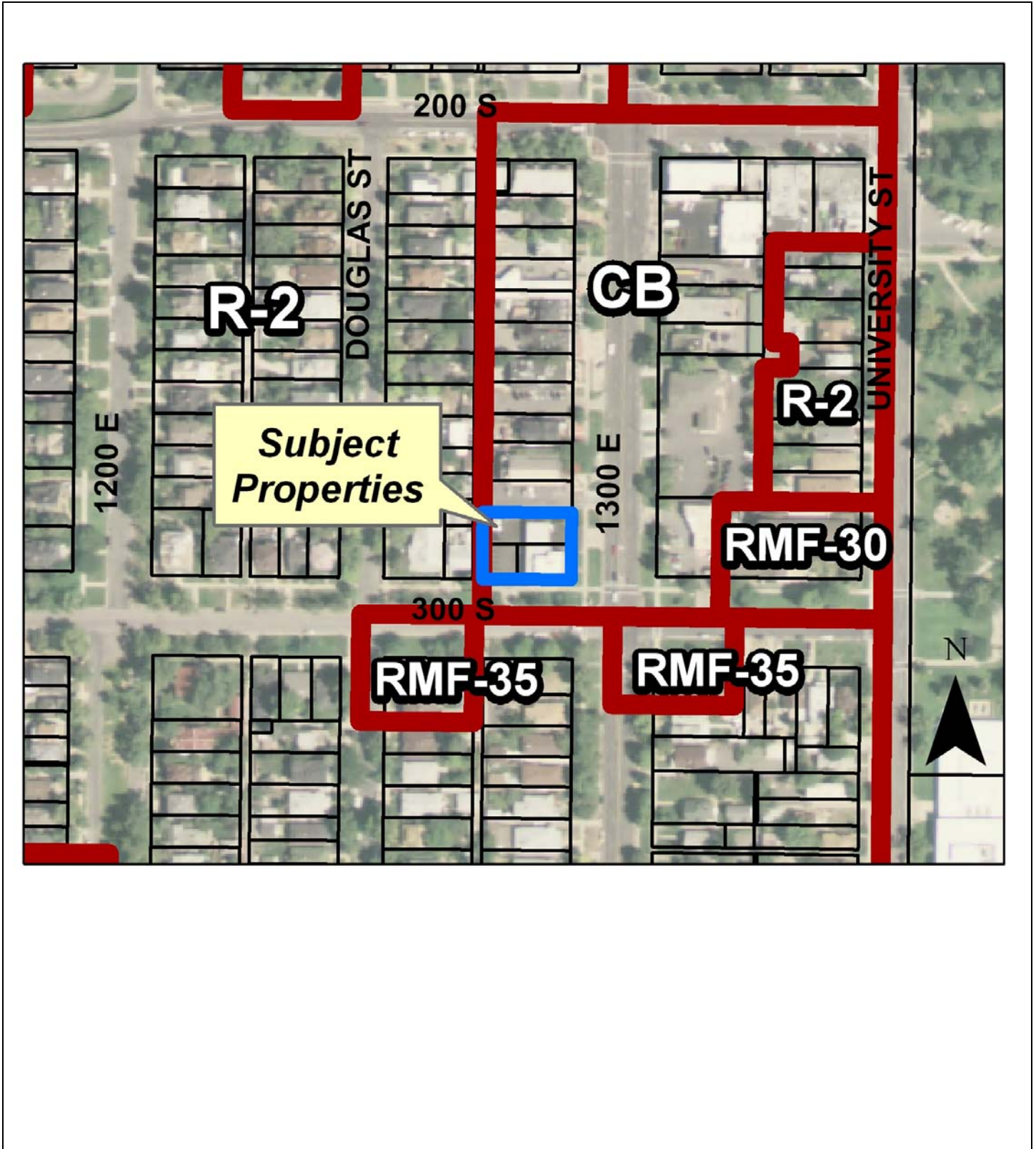
A notice was mailed to all property owners within 85 feet of the subject property.

STAFF RECOMMENDATION:

Staff recommends that the Historic Landmark Commission approve the certificate of appropriateness for the exterior alterations of the building located at approximately 290 South 1300 East based on the analysis and findings of facts in the staff report with the following conditions:

1. That the brick being proposed for the facades of the building match the brick in terms of dimensions found historically in the University Historic District, specifically the 1300 East commercial area.
2. That all new windows be consistent in terms of dimension and sash profile with the windows that are to remain in the building.
3. That a separate certificate of appropriateness be issued for any new signage.

VICINITY MAP



COMMENTS

Public Comments

No public comment regarding this application has been received.

City Department Comments:

The comments of the Development Review Team are attached to this report. The comments do not indicate any major problems with the proposal. The applicant is required to comply with all Department Comments prior to any permits being issued by the City.

BACKGROUND, ANALYSIS AND FINDINGS:

BACKGROUND

The subject property was originally built in 1960. According to the Building Permit Card, the site had a floral shop on it. In 1970, a major renovation of the building occurred. As a result of that renovation, the building has not retained any of its original defining features. Therefore, the structure is considered a non contributing structure.

The proposal includes removing the exterior wood finish and replacing it with brick and stucco. The ATM enclosure on the east side of the building will also be removed. The applicant has indicated that new signage will be installed, but not enough information on signage has been submitted. A separate certificate of appropriateness will be required for the exterior signage. The orientation of the building on the lot, landscaping, and parking areas will not be altered.

MASTER PLAN DISCUSSION

The property is located in an area covered by the Central Community Master Plan (CCMP). The property is located within the East Central North neighborhood planning area. The Future Land Use Map designates the subject property as Medium Residential/Mixed Use. This intent of this designation is “to increase population density to support neighborhood business uses, provide more housing units, and expand the use of common public facilities such as open space, libraries, schools, and mass transit.”

The Central Community Master Plan lists two specific historic preservation goals for the University District:

- Protect designated historic resources and National Register properties.
- Ensure that transit-oriented development and other development patterns are consistent with historic preservation goals.

The subject property is also located in an area covered by the 1300 East University District Plan. The purpose of the plan is to address the unique and special needs of this section of the East Central Neighborhood. The emphasis of the plan is land use, parking and circulation needs, historic preservation, and urban design for future growth. The plan states that the existing “townscape” of the area should be preserved and that a high level of urban design is required for the commercial areas. It states that building facades “should be modeled and articulated to strengthen and create visual interest and diversity. In terms of materials the plan states that “materials and colors should complement each other, sometimes achieved more effectively through contrast than through imitation”. The plan mentions corner properties as important elements of the townscape. Corner properties should be oriented to the pedestrian and the street. Commercial uses should include appropriate landscaping and buffering to protect adjacent and nearby residential uses. In terms of massing of buildings, the plan states that the commercial buildings should maintain their relatively low heights (2-3 stories).

ZONING CONSIDERATIONS

The property is located in a CB Community Business District Zone. Financial Institutions with drive through windows are permitted uses in the CB Zoning District. There are no proposed changes to the site plan. There are no known issues of non compliance with the zoning ordinance.

STAFF ANALYSIS AND FINDINGS

Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure: 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 structure and streetscape.

Analysis: The proposal consists of changing the exterior building materials. The applicant is proposing removing the existing wood siding and replacing it with a mix of brick and stucco. The dimensions of the building will not change. The scale of the structure in terms of height and width is consistent with the other commercial buildings on the block face. The roof shape of the structure will not change as part of the alteration.

Applicable Design Guidelines

8.5 Design a new addition to preserve the established massing and orientation of the historic building. For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

8.15 Roof forms shall be similar to those of the historic building. Typically, gable, hip and shed roofs are appropriate. Flat roofs are generally inappropriate.

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 proposed alteration to the noncontributing building is compatible in terms of scale and form to the surrounding development.

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.

Analysis: The openings on the east elevation consist of the main entry to the building and ATM enclosure. The proposal would remove the ATM enclosure and maintain the existing door and glazing. The openings on the west elevation will remain the same, with the two lower windows having awnings added. The openings on the north elevation will not be altered. The wood window build outs on the south side of the structure are being removed but the glazing will remain. The south elevation of the building has frontage on 300 South and approximately 6% of the façade is glass. Increasing the amount of glazing in the south façade would improve the presence of the building on the street. The interior floor plan indicates that windows could be added to the south elevation. The interior rooms along the south elevation include the managers office, a hallway and a restroom.

The materials that will be used are a mix of brick and stucco. Both materials are found on existing commercial structures in the area and are listed as acceptable materials in the University Historic District Guidelines

Applicable Design Guidelines

3.2 Preserve the position, number, and arrangement of historic windows in a building wall.

Enclosing a historic window opening in a key character-defining facade is inappropriate, as is adding a new window opening. This is especially important on primary facades where the historic ratio of solid-to-void is a character-defining feature. Greater flexibility in installing new windows may be considered on rear walls.

3.3 Preserve the historic ratio of window openings to solid wall on a primary facade.

Significantly increasing the amount of glass on a character-defining façade will negatively affect the integrity of the structure.

3.6 Match the profile of the sash and its components, as closely as possible to that of the original window.

A historic wood window has a complex profile--within its casing, the sash steps back to the plane of the glazing (glass) in several increments (see illustrations of a head and jamb section on p. 72 and 73). These increments, which individually only measure in eighths or quarters of inches, are important details. They distinguish the actual window from the surrounding plane of the wall. The profiles of wood windows allow a doublehung window, for example, to bring a rich texture to the simplest structure. In general, it is best to replace wood windows with wood on contributing structures, especially on the primary facade. Non-wood materials, such as vinyl or

aluminum, will be reviewed on a case-by-case basis, and the following will be considered: will the original casing be preserved? Will the glazing be substantially diminished? What finish is proposed? Most importantly, what is the profile of the proposed replacement window?

3.7 In a replacement window, use materials that appear similar to the original. Using the same material as the original is preferred, especially on key character-defining facades. However, a substitute material may be considered in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish.

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.

11.15 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.

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.

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

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.

Finding: The composition of the principal facades is consistent with the above standards in terms of openings, rhythm of solids to voids and materials based on the “Design Guidelines for Residential Historic Districts in Salt Lake City. Any new windows should match the profile of the existing windows within the building.

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.

Analysis: The proposal does not include adding any new elements to the site, adding on to the existing building, or changing the way the structure is oriented. The structure maintains the existing building setbacks, landscaping, parking, and entrances. The principal elevations of the structure are the east and south elevations which will maintain their orientation to the streets. The site already includes pedestrian access and it will not be altered as part of this proposal.

Applicable Design Guidelines

8.5 Design a new addition to preserve the established massing and orientation of the historic building. For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

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 proposed exterior alterations maintain the relationship of the building to the street.

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).

Analysis: This proposal does not include a subdivision of the subject property.

Finding: This standard is not applicable to this petition.

Attachment A Application

Attachment B

Building Permit Card

Attachment C

Photos of existing building

Attachment D

Site Plan and Building Elevations