

# HISTORIC LANDMARK COMMISSION STAFF REPORT

Certificate of Appropriateness 410-07-31 for exterior  
alterations located at approximately  
15 South State Street  
(old Salt Lake Library/Hansen Planetarium)  
September 5, 2007



Planning and Zoning  
Division  
Department of Community  
Development

**Applicant:** OC Tanner, Kent  
Murdock representative

**Staff:** Nick Norris;  
[nick.norris@slcgov.com](mailto:nick.norris@slcgov.com) or  
535-6173

**Tax ID:** 16-06-102-008

**Current Zone:** D-1 Central  
Business District

**Master Plan Designation:**  
Central Business District

**Council District:** District 4;  
Nancy Saxton

**Acreage:** 0.44 acres

**Current Use:** Vacant structure

**Applicable City Ordinance:**

- City Code Section  
21A.34.020

**Attachments:**

- A. Narrative submitted by applicant
- B. Historic Photo of site
- C. Current Photos of site
- D. Site Plan and Building Elevations

**REQUEST**

The applicant is requesting a certificate of appropriateness to modify the old Salt Lake City Library located at 15 South State Street. The proposed use for the structure would be a jewelry store. The applicant is proposing to remove the two additions (the additions were added beginning in the 1950's) on the east side of the structure to accommodate a parking structure and an entrance to the building. The top floor of the east façade of the building would be renovated so that it is closer to the original design of the structure. The remaining portion of the east façade will be renovated based on how intact the original exterior wall is after the additions are removed. The west façade along State Street would be rehabilitated by removing the fountain, restoring the front stairs to their original design and rehabilitating the middle entrance. The center doorway would be used for pedestrian access. A new ADA ramp would be added to the north side of the building to make it compliant with current ADA requirements for accessibility. Due to the Landmark status of the property, the Historic Landmark Commission must review all exterior modifications to the site.

**PUBLIC NOTICE**

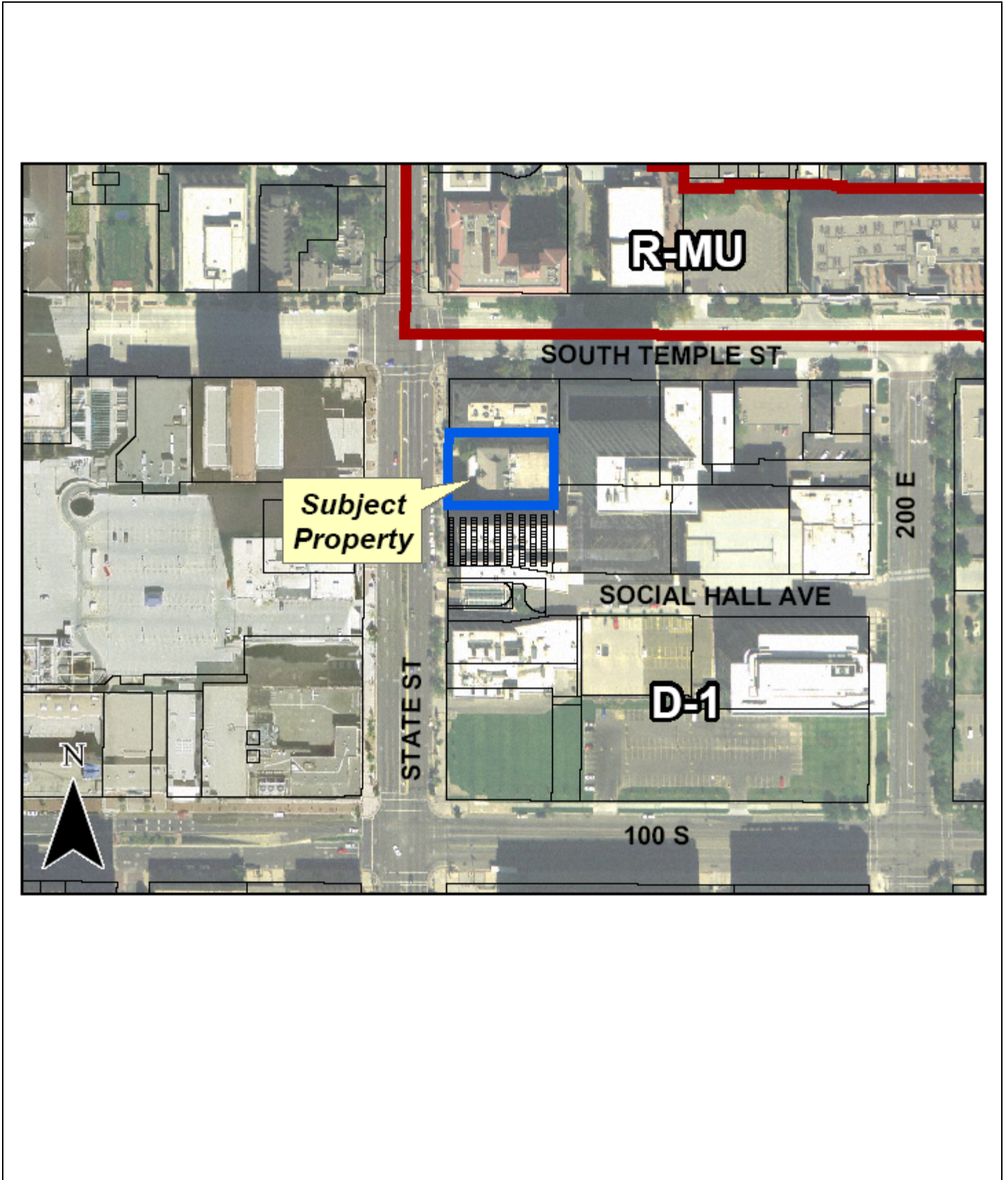
A public notice was mailed to all property owners within 85 feet of the property, to the interested parties on the Planning Division's email list serve and posted on the Planning Divisions website. The property was posted with a sign announcing the date and time of the public hearing.

**STAFF RECOMMENDATION:**

Staff recommends that the Historic Landmark Commission approve a Certificate of Appropriateness for petition 410-07-31 based on the analysis and findings in the staff report subject to the following conditions:

1. That the applicants submit a separate petition for review by the Historic Landmark Commission for the design of the east façade of the structure;
2. That the applicants provide a separation between the historic building and the ramps to the parking structure and that the ramps are pushed as far to the east as possible so that the visual impact on the primary facades of the building be reduced;
3. An Administrative Certificate of Appropriateness specifically for the cleaning or surface treatment of historic materials is required prior to any work being performed.

VICINITY MAP



## COMMENTS

**Public Comments:** To date, no public comments have been received.

## **BACKGROUND:**

The structure was constructed in 1905 and was home to the Salt Lake City Library. The structure was designed by the New York architecture firm of Heinz and Lafarge. Local Utah architect Frederick Albert Hale served as the local architect and project manager. The building was designed in the Beaux-Arts style. The structure was used as a library until 1964 when a larger library facility was erected on the northeast corner of 200 East and 500 South. A private grant was used to establish the Hansen Planetarium shortly after the library relocated. In 2003 the Hansen Planetarium relocated to a new facility in The Gateway. The structure has been vacant since that time.

The structure was altered three different times during its life; the first addition to the east side was added in the 1950's to provide more book storage space for the library. A second addition was added in the early 1960's. When the structure was converted to the Planetarium, additional height was added to accommodate the planetarium theater.

The property is listed on the National Register of Historic Places and the Salt Lake City Register of Cultural Resources.

## **STAFF ANALYSIS AND FINDINGS**

Zoning Ordinance section 21A.34.020 (G) lists the standards for alterations of a Landmark Site. The Historic Landmark Commission is charged with determining if the project substantially complies the following standards and is in the best interest of the city:

### **1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;**

**Analysis:** The property was originally used as a public library. The use changed in the 1960's to a public planetarium. The proposed use is a jewelry store. The site currently has a small amount of space for off street parking. To create more parking spaces, the applicant intends to remove the additions on the back of the building. A two level parking structure is being proposed. In the Central Business District Zone, off street parking is not required for uses that are less than 25,000 square feet. The site has two existing driveways on the south and north sides of the building that will be used for access. The driveways are not wide enough to carry two way traffic and they will be one way. Placing parking to the rear is a desired urban design practice that is discussed in several of the City's Master Plan and Policy Documents, including *Salt Lake City Livable Communities* and *Towards a Walkable Downtown*.

The proposed parking ramps should be located far enough back from the front of the building so that they do not negatively impact the primary façade of the structure. The proposed ramps to the second parking level are adjacent to the historic buildings. Relocating the ramps so that the access to the lower level of parking is adjacent to the building would help protect the north and south facades of the structure because they would not cover up any portion of the building. This could create an impact on the adjacent properties. The Alta Club to the north is listed on the Salt Lake City Register of Cultural Resources and the National

Register of Historic Places. The rear of the Alta Club is adjacent to the subject property. A driveway and porte cochere for the Alta Club are next to the property line. A stone retaining wall runs along the property line. The proposed parking structure should be designed so that they have no impact on the Alta Club Building or the historic site amenities.

The applicants also intend to restore the upper portion of the original eastern façade (rear wall) of the building based on construction drawings for the previous additions. The previous additions have covered up the façade and have altered the lower half of the facade. An entrance to the store and a covered loading/unloading area will be added to the east façade. The applicants have not submitted details on exactly how the eastern façade will look. Without having specific documentation of what the original façade looked like, it is inappropriate to reconstruct the façade based on conjecture. The applicant would prefer to remove the additions to expose the east wall prior to designing a proposal for the east façade. Because the east façade is not visible from the public street, staff is supportive of waiting for the additions to be removed before having the Landmarks Commission review a proposal for the east façade.

## **Design Guidelines**

**8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features.** Appropriate: Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent, or set the addition apart from the historic building and connect it with a "link."

**8.2 Design an addition to be compatible in size and scale with the main building.** Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a "connector" to link it.

**8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.** Locating an addition at the front of a structure is inappropriate.

**8.6 Do not construct a new addition or alteration that will hinder one's ability to interpret the historic character of the building or structure.** A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. An alteration that seeks to imply an earlier period than that of the building is inappropriate. In addition, an alteration that seeks to imply an inaccurate variation on the historic style is inappropriate. An alteration that covers historically significant features is inappropriate as well.

**Finding:** The proposed reuse of the property will restore the primary facades of the building based on historical photographs, will remove additions to the historic structure and will not result in major changes to the defining characteristics of the building, the site or the environment.

**2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;**

**Analysis:** When the structure was converted to a planetarium, the front entrance to the building was replaced with a large window, the middle section of the front stair was removed and a fountain was installed. The proposal includes reclaiming the middle doorway for use as the main entrance to the

building. The two doors on each side will remain as is, but will not be used for access. Display cases will be added to the inside of the building and the doors will provide a view to those display cases from outside of the building. The original stair extended the full length of the structure. The applicant will add new stairs where the fountain currently is. The stairs will match the existing stairs on each side of the fountain. The fountain will be removed. On the north side of the structure, a ramp for ADA access will be installed. While the rear entrance will be ADA compliant, the ADA ramp on the north side of the building will provide an access from the sidewalk. As discussed on page 4 of this report, the ramps to the proposed parking structure are adjacent to the building and may create a negative impact to the building. If the ramps to the second level of parking were moved to the perimeter of the property, they may negatively impact the properties to the north and south. If the ramps were pushed to the east as far as possible, the impact to the subject property would be minimized.

## **Design Guidelines**

**1.1 Preserve historically significant site features.** These may include historic retaining walls, irrigation ditches, gardens, driveways and walkways. Fences and street trees are also examples of original site features that should be preserved. Sidewalks, parkways, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.

**2.1 Preserve the historic appearance of original materials.** Preservation includes proper maintenance of the material to prevent deterioration.

**5.2 Avoid removing or covering historic materials and details on a porch.** Removing an original balustrade, for example, is inappropriate.

**6.1 Protect and maintain significant stylistic elements.** Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint.

**7.2 Preserve original roof materials where feasible.** Avoid removing historic roofing material that is in good condition. Where replacement is necessary, use materials that are similar to the original in both style as well as physical qualities. Use a color that is similar to that seen historically. Specialty materials such as tile or slate should be replaced with matching material whenever feasible.

**Finding:** The applicant is proposing to restore the front façade to its original design and maintain the Beaux Arts Style design of the structure. The alterations will not remove historic materials or alter features that characterize the property.

**3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;**

**Analysis:** The applicants have provided pictures of the original design and appearance of the front façade of the building. The plan is to restore the front façade to its original design. There is little documentation of the rear façade of the original structure. The applicants have obtained construction drawings for the additions to the rear that do give some idea as to what the rear façade originally looked like. On the upper portion of the rear façade, the applicants intend to restore the original roof line based on the roof line of the

north and south elevations. The masonry dormer in the middle of the façade will be restored to its original condition (similar to the dormer on the front elevation). The upper floor windows will be patterned after the original windows on the north and south facades.

There is little documentation available as to the appearance of the bottom half of the east façade. As discussed on page 4 of this report, the applicants would like to remove the additions on the east side of the building to get a better idea of what exactly is left of the original façade, what openings exist on the original east façade and what type of structural work will be required to preserve the building. It is appropriate to base the design of the east façade on what is left and what is required to be done to make the building structurally sound. Whatever the design of the east façade ends up being, it should not be based on conjecture of what the wall may have looked like, but should be based on factual evidence or be a design that is a product of the present and be compatible with the structure. The applicant will be required to submit a design for the east façade at a later date.

## **Design Guidelines**

**6.2 If replacement is necessary, design the new element using accurate information about original features.** The design should be substantiated by physical or pictorial evidence. One of the best sources for historic photographs is Salt Lake County Records Management, which maintains early tax photographs for thousands of buildings. In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features. Speculative reconstruction is not appropriate for individual landmarks, as these structures have achieved significance because of their historical and architectural integrity. This integrity may be jeopardized by speculative reconstruction. Replacement details should match the original in scale, proportion, finish and appearance

**7.1 Preserve the original roof form.** Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street. Also retain and repair roof detailing.

**7.3 Preserve the original historic eave depth.** The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and therefore, these overhangs should be preserved. Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is therefore inappropriate.

**8.14 Keep a new addition physically and visually subordinate to the historic building.** The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

**Finding:** All alterations to the building will be a product of their own time. Any proposed alterations to restore any portion of the building should be based on historical documentation of the building.

**4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;**

**Analysis:** The additions that were added beginning in the 1950's do not add to the historic significance of the structure. The additions do not have distinctive design features, finishes, or construction techniques that have achieved historic significance. The additions did cover the original east façade of the main building.

The east façade was altered to the point that only the top portion of the original roof has retained some of the original architectural features.

**Finding:** The proposed alterations will not remove any alteration or addition that has acquired historical significance.

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

**Analysis:** The applicant has indicated that there will be some replacement work and repointing work as part of the rehabilitation. Due to the high level of design and craftsmanship on the original facades of the building and the fact that much of the building has retained its original architectural features, all exterior work should be done in a manner that preserves the facades that have not been significantly altered. When replacement work is necessary, it should be based on the design and craftsmanship of similar architectural features, finishes and craftsmanship seen elsewhere on the structure. The elements of the primary facades that are missing can be found elsewhere on the building or are documented in historic photographs.

**Design Guidelines**

**1.1 Preserve historically significant site features.** These may include historic retaining walls, irrigation ditches, gardens, driveways and walkways. Fences and street trees are also examples of original site features that should be preserved. Sidewalks, parkways, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.

**2.1 Preserve the historic appearance of original materials.** Preservation includes proper maintenance of the material to prevent deterioration.

**2.6 When repointing masonry, preserve original mortar characteristics, including its composition, profile, and color.** In some cases, matching the composition of the historic mortar mix may be essential to the preservation of the brick itself.

**2.8 Match the original material in composition, scale and finish when replacing materials on primary surfaces.** If the original material was wood clapboard, for example, then the replacement material should be wood. It should match the original in size, the amount of materials exposed, and in finish, traditionally a smooth finish, which was then painted. The amount of exposed lap should match. Replace only the amount required. If a few boards are damaged beyond repair, then only they should be replaced, not the entire wall.

**6.1 Protect and maintain significant stylistic elements.** Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint.

**8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features.** Appropriate: Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent, or set the addition apart from the historic building and connect it with a "link."

**8.2 Design an addition to be compatible in size and scale with the main building.** Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.

**8.9 Minimize negative technical effects to original features when designing an addition.** Avoid construction methods, for example that would cause vibration that may damage historic foundations. New alterations also should be designed in such a way that they can be removed without destroying original materials or features.

**8.14 Keep a new addition physically and visually subordinate to the historic building.** The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

**Finding:** All distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the property shall be preserved.

**6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;**

**Analysis:** The applicants intend to repair and restore design features on all four sides of the structure. The narrative included with the application indicates that the applicant intends to restore and, where applicable, repoint all terra cotta, limestone and sandstones cladding. They do indicate that there will be some limited material replacement and that it will match the historic material. Mission terra cotta balustrade finials will be recreated based on the existing balustrade finials. All historic windows and decorative copper eaves will be retained, repaired and restored. The proposal includes re roofing with slate shingles.

## **Design Guidelines**

**1.1 Preserve historically significant site features.** These may include historic retaining walls, irrigation ditches, gardens, driveways and walkways. Fences and street trees are also examples of original site features that should be preserved. Sidewalks, parkways, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.

**2.1 Preserve the historic appearance of original materials.** Preservation includes proper maintenance of the material to prevent deterioration.

**2.5 Repair deteriorated primary building materials.** Isolated areas of damage may be stabilized or fixed, using consolidants. Epoxies and resins may be considered for wood repair and special masonry repair components also may be used.



**2.6 When repointing masonry, preserve original mortar characteristics, including its composition, profile, and color.** In some cases, matching the composition of the historic mortar mix may be essential to the preservation of the brick itself.

**6.1 Protect and maintain significant stylistic elements.** Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint.

**6.2 If replacement is necessary, design the new element using accurate information about original features.** The design should be substantiated by physical or pictorial evidence. One of the best sources for historic photographs is Salt Lake County Records Management, which maintains early tax photographs for thousands of buildings. In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features. Speculative reconstruction is not appropriate for individual landmarks, as these structures have achieved significance because of their historical and architectural integrity. This integrity may be jeopardized by speculative reconstruction. Replacement details should match the original in scale, proportion, finish and appearance

**7.2 Preserve original roof materials where feasible.** Avoid removing historic roofing material that is in good condition. Where replacement is necessary, use materials that are similar to the original in both style as well as physical qualities. Use a color that is similar to that seen historically. Specialty materials such as tile or slate should be replaced with matching material whenever feasible.

**Finding:** The proposal includes repairing deteriorating architectural features as indicated on the submitted drawings. Missing materials will be reconstructed based on elements that are currently found on the building, historic photographs or other documents that adequately portray the original design of the building.

**7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;**

**Analysis:** The narrative does indicate that some of the exterior surfaces will be repaired and preserved. As the construction process proceeds, the exterior materials shall be cleaned using the gentlest means possible. Sandblasting and other power washing techniques could damage the exterior building materials. When the applicants get to the point of surface cleaning, the specific process for doing so should be reviewed by staff to insure the method chosen will not damage the historic materials.

## **Design Guidelines**

**2.7 Use the gentlest means possible to clean the surface of a structure.** Perform a test patch to determine that the cleaning method will cause no damage to the material surface. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character. Harsh cleaning methods, such as sandblasting, damage the weather-protective glaze on brick and change its historic appearance. Such procedures are prohibited. If cleaning is appropriate, a low pressure water wash is preferred. Chemical cleaning may be considered if a test patch is first reviewed.

**Finding:** Cleaning of any exterior material or surface should be done utilizing the gentlest means necessary. Sandblasting or other power washing is prohibited. An Administrative Certificate of Appropriateness specifically for the cleaning or surface treatment of historic materials is required prior to any work being performed.

**8. Contemporary design for alterations 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;**

**Analysis:** The east façade was significantly damaged by the additions done after 1950. Little documentation exists that shows the original design of the east façade. The applicant is proposing to add an entrance and windows to the east elevation. As mentioned several times in this report, the applicants propose to remove the additions to the building and then design the lower portion of the east façade based on what remains of the original east façade and other structural considerations. The east façade has lost most of its original integrity due to the additions. The applicants do have documentation of the upper level of the structure and roof line from the construction drawings for the east façade. The upper level will be restored exactly to the original design using materials found on the other three sides of the building.

The proposed parking structure is adjacent to the building. This could negatively impact the historic fabric of the building as it relates to the site, street, and adjacent properties if the ramps are designed in such a manner that they begin to have a negative visual impact on the primary facades. The ramps as drawn begin near the front of the building and frame the front façade of the structure. Although the overall height of the parking structure is the same height as the top of the front steps, pushing the ramps further east would help reduce the visual impact.

## **Design Guidelines**

**8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features.** Appropriate: Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent, or set the addition apart from the historic building and connect it with a "link."

**8.2 Design an addition to be compatible in size and scale with the main building.** Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a "connector" to link it.

**8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.** Locating an addition at the front of a structure is inappropriate.

**8.6 Do not construct a new addition or alteration that will hinder one's ability to interpret the historic character of the building or structure.** A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. An alteration that seeks to imply an earlier period than that of the building is inappropriate. In addition, an alteration that seeks to imply an inaccurate variation on the historic style is inappropriate. An alteration that covers historically significant features is inappropriate as well.

**8.9 Minimize negative technical effects to original features when designing an addition.** Avoid construction methods, for example that would cause vibration that may damage historic foundations. New alterations also should be designed in such a way that they can be removed without destroying original materials or features.

**8.14 Keep a new addition physically and visually subordinate to the historic building.** The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

**Finding:** The design of the east façade should be based on the structural needs of the building after the additions are removed, the remaining integrity of the façade and the design guidelines adopted by the Historic Landmark Commission. The design should be created and reviewed after the existing additions are removed. The parking ramps should be pushed as far east as possible based on the maximum allowable slopes for the ramps.

**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;**

**Analysis:** The parking structure and ramp are the only additions to the building. Providing a separation between the ramps, parking structure, and building will allow the parking structure to be removed in the future without damaging the integrity of the historic building. The parking structure will be a typical parking structure design and will be visually differentiated from the historic building. The structure will be approximately eight (8) feet above ground at the highest point. The relative size and location of the parking structure on the rear of the property is compatible with the building.

## **Design Guidelines**

**8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features.** Appropriate: Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent, or set the addition apart from the historic building and connect it with a "link."

**8.2 Design an addition to be compatible in size and scale with the main building.** Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a "connector" to link it.

**Finding:** The proposed additions shall be separated from the historic building in such a manner that, if they were to be removed, will not negatively impact the essential form and integrity of the historic building.

**10. Certain building materials are prohibited including the following:**

**a. Vinyl or aluminum cladding when applied directly to an original or historic material, and**

**b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;**

**Analysis:** The proposal does not include the use of prohibited building materials on the north, south or west facades. When the design of the east façade is submitted, it shall not include any prohibited materials and should be designed in a manner that is compatible with the building.

**Finding:** The proposal does not use any prohibited materials. The design of the east façade shall not use any prohibited materials and be compatible with the historic building.

**11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, [chapter 21A.46](#) of this title;**

**Analysis:** Signage has not been included with this application. All signage requires a Certificate of Appropriateness prior to installation. The applicants should consider submitting signage information for review concurrently with the review for the east façade.

**Finding:** A separate Certificate of Appropriateness is required for any proposed sign.

**12. Additional design standards adopted by the Historic Landmark Commission and City Council.**

**Analysis:** The City's sale of the property to OC Tanner is conditioned on final approval from the Historic Landmark Commission. In order to facilitate the sale of the property, the applicants are requesting approval from the Historic Landmark Commission on the restoration of the north, south and east facades and removal of the additions to the east side of the building. At a later date, the applicant will submit a design of the east façade for review by the Historic Landmark Commission.

**Finding:** The proposal will comply with any additional design standard adopted by the HLC and City Council.

# **Attachment A**

## **Narrative Submitted by Applicant**

**Attachment B**  
**Historic Photo of Site**

**Attachment C**  
**Current Photos of Site**

**Attachment D**  
**Site plan and elevations**