

HISTORIC LANDMARK COMMISSION STAFF REPORT

Petition 410-07-31 A request by O.C. Tanner for exterior alterations to a Landmark Site located at approximately 15 South State Street
The old Salt Lake Library/Hansen Planetarium
April 2, 2008



Planning and Zoning
Division
Department of Community
Development

Applicant: OC Tanner,
represented by Rob Pett,
architect

Staff: Nick Norris;
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;
Luke Garrott

Acreage: 0.44 acres

Current Use: Vacant structure

Applicable City Ordinance:

- City Code Section
21A.34.020

Attachments:

- Current Photos of site
- Minutes of the
September 5, 2007
HLC meeting.
- Site Plan and Building
Elevations

REQUEST

In September 2007 the Historic Landmark Commission approved a request for modifications to the old Salt Lake Library/ Hansen Planetarium building located at 15 South State Street. The Commission approved the request with a condition that the design of the east elevation of the structure is brought back to the Commission for review. The proposed design of the east elevation includes the use of limestone panels with a structural glass wall in the center and a glass entry. In addition, the applicants have made some changes to the parking area on the rear of the property.

PUBLIC NOTICE

On March 18, 2008 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 Division's website. The property was posted with a sign announcing the date and time of the public hearing.

STAFF RECOMMENDATION:

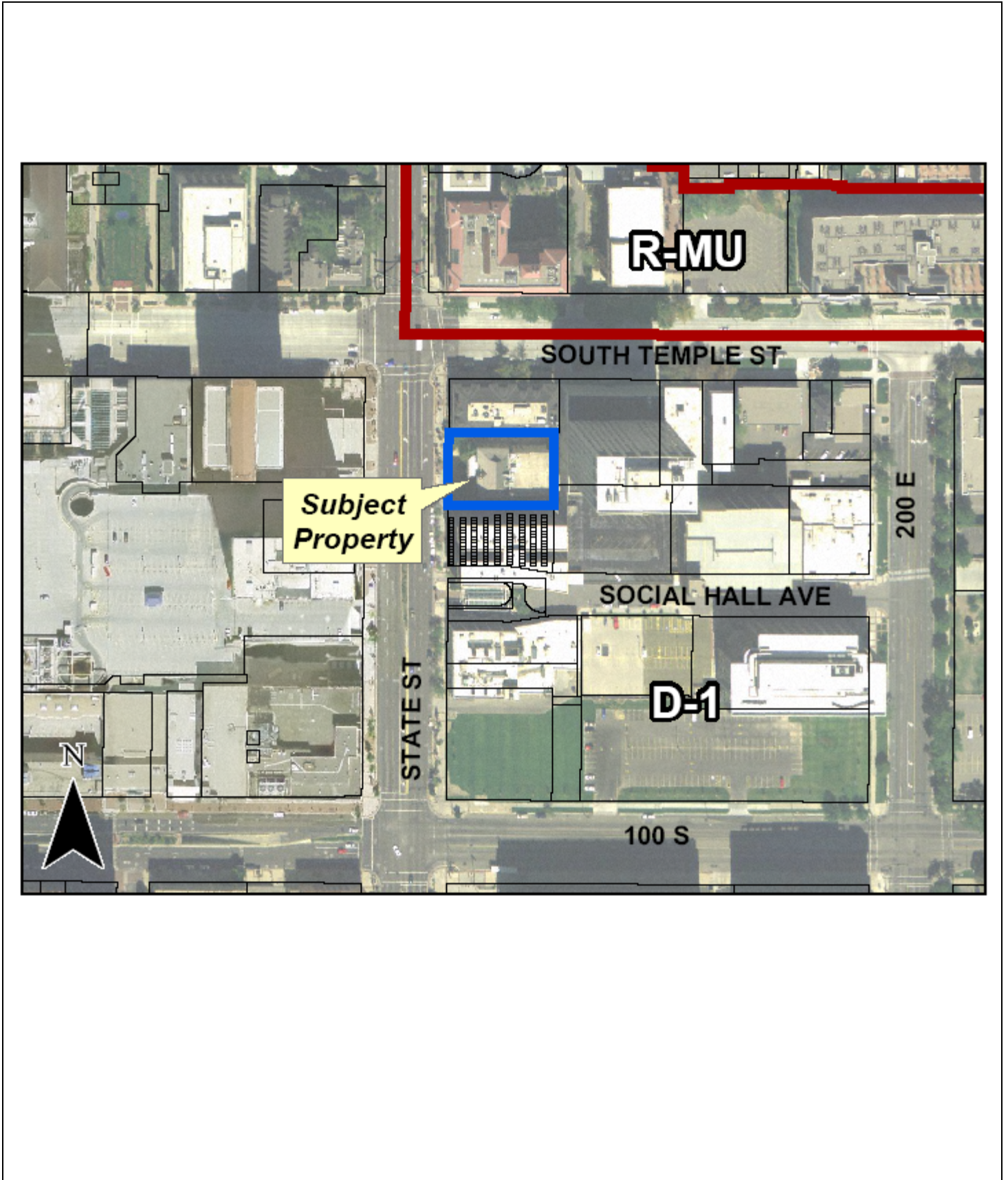
The analysis in this report indicates that the proposal substantially complies with Zoning Ordinance 21A.34.020.G. Therefore, staff recommends that the Historic Landmark Commission approve the proposed design of the east elevation of the subject property based on the analysis and findings in the staff report subject to the following conditions:

1. That the applicants photograph and protect the original materials on the structure where they are adjacent to the new materials. If any historic material is damaged during construction, it shall be repaired.

OPTIONS:

1. The Historic Landmark Commission can approve the alterations to the property upon adopting staff's recommendation and/or additional findings and conditions;
2. The Historic Landmark Commission may determine that the petition cannot be approved as proposed and make a motion to deny the request upon finding that the request does not substantially comply with the standards in Zoning Ordinance Section 21A.34.020.G; or
3. The Historic Landmark Commission may continue the petition and require additional information from the applicant or staff.

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

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.

On September 5, 2007 the Historic Landmark Commission approved a request for exterior alterations to the property. The approved alterations included restoring the primary façade of the structure and the architectural details, restoring the upper portion of the rear façade, a two level parking structure located at the rear of the property and restoration of the site features around the structure.

The Commission adopted a motion that included a condition of approval that the final design of the east elevation be reviewed by the Commission. The applicants have submitted a design for the east elevation that is included in Attachment D. The proposed east elevation includes limestone panels and glass. In addition, the applicants are proposing some alterations to the parking structure. The down ramp of the second parking level has been relocated from the south side of the structure to the east side. The ramp will be faced with a mix of limestone and plaster. The upper level will include a wall that creates a courtyard for the rear entrance to the structure. The applicants are also proposing surface treatments to the courtyard and drive aisles on the property.

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 original use of the property was a public library. The proposed use includes restoring the primary façade of the structure and preserves the defining characteristics of the building, the site and the surrounding environment.

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

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: This request is to review the design for the east elevation of the structure and changes to the parking structure. The Commission has already approved the restoration of the structure that will preserve the historic character and the removal of the original book stacks and later additions. The alterations to the east elevation and the rear of the property do not negatively impact the historic character of the property because they are located to the rear of the property, are not visible from the public way and do not include the removal of character defining architectural detail. The proposed alteration does not attempt to replicate the original design of the structure. The proposal uses limestone panels that are a similar material used on other elevations of the structure. The proposed material is different from the original in terms of dimension, orientation in terms of how it is applied.

Finding: The alterations to the rear of the property will not remove architectural details that add to the historic character of the structure. The proposed alterations are in a location that does not characterize the property. The proposal complies with this standard.

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: In September, the applicants received approval to remove the book stack and planetarium additions. The applicants could not create a design for the east façade because they did not know what would be left after removing the stacks and later additions nor were they the property owners at the time. Since that time the applicants have purchased the property from the City and have removed the stacks and addition. The proposed design of the addition is differentiated from the rest of the structure by the use of new materials. They applicants have not attempted to design the east façade in a manner that would mimic the other facades of the structure.

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

Finding: The design of the east façade is different than the rest of the structure and is recognizable as a product of its own time. The proposal complies with this standard.

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

Analysis: The removal of the book stack and planetarium dome has been approved by the Historic Landmark Commission. The restoration of the upper portion of the east wall has been approved by the Commission. The remaining alterations are to portions of the property that do not have any historic significance.

Finding: The proposed alterations will not remove any alteration or addition that has acquired historical significance. The proposal complies with this standard.

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

Analysis: This proposal does not involve alterations to distinctive portions of the building that characterize the property. The historic architectural features on the north and south elevations of the structure wrap around onto the east elevation of the structure approximately two-and-one-half (2 ½) feet. These features will be preserved and will not be altered.

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.

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.

Finding: All distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the property will be preserved during the construction process. The design of the east façade will not remove or alter the character defining features of the structure. Where the new material joins the existing material, the original materials shall be protected and preserved. If this is added as a condition, the proposal complies with this standard.

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 proposed design preserves those sections of the east façade that contain character defining details. The new work will be constructed of limestone panels and glass. The limestone panels are approximately five feet by eight feet. They will be placed on the structure with a vertical emphasis. The central portion of the façade will be structural glass with a glass door. The glass and limestone panels will be separated by a stainless steel plate. Where the new material joins the existing material, the original materials shall be protected and preserved.

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.

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.

Finding: This proposal will create a new east façade for the structure. Where the new material joins the existing material, the original materials shall be protected and preserved. If this is done, the proposal will comply with this standard.

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 original Commission approval for the project included a condition regarding using appropriate methods for the cleaning of any historic materials.

Finding: This proposal does not include chemical or physical treatments of historic materials. However, the original conditions of approval apply.

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 proposed rebuilding of the east façade will not destroy significant cultural, historical, architectural or archaeological material. The design uses similar building materials in different dimensions so that addition is compatible with the historic building materials. All of the work is to the rear of the property and is not readily visible from the street. Where the parking structure is visible from the street, it will be faced with a limestone and plaster. The design is a simple design that uses basic shapes and materials that are compatible with the structure. The rear portion of the property is adjacent to a tall, modern building and parking structure to the east, the historic Alta Club to the north and the Belvedere Building to the south. The changes to the rear of the subject property do not negatively impact the adjacent uses or structures. The parking ramp design has been modified so that there are no ramps adjacent to the Belvedere Building to the south.

Design Guidelines

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.

Finding: The contemporary design of the east façade and the parking structure do not destroy significant cultural, historical, archeological or environmental features and is compatible with the existing building and the adjacent structures. The proposal complies with this standard.

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 has been designed so that parking structure and ramping will not touch the north and south sides of the historic building. The lower portion of the east façade does not contain character defining historic material. Therefore, it would be possible to remove the parking structure in the future. The east façade will be integral to the structural integrity of the building and would not likely be able to be removed. The new work is differentiated from the old by the use of different materials and is compatible in massing, size, scale, and architectural features.

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 addition of the parking structure could be removed in the future. The proposed alterations are differentiated from the old and are compatible in terms of massing, size, scale and architectural features and protect the historic integrity of the structure.

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. The proposed building materials include sandstone, glass, plaster and concrete.

Finding: The proposal does not use any prohibited materials. The proposal complies with this standard.

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: There are no known additional design standards adopted by the Historic Landmark Commission and City Council.

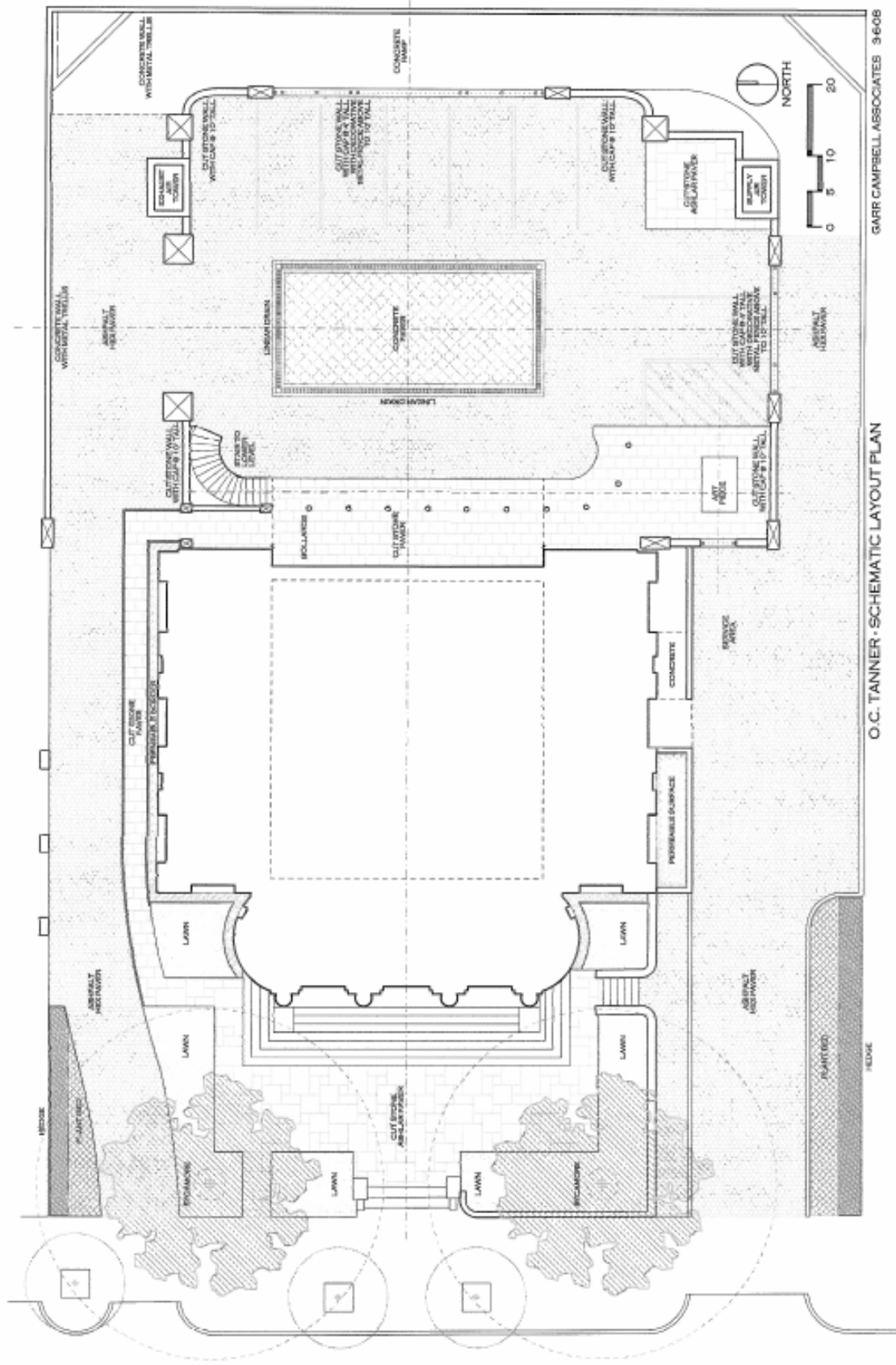
Finding: The proposal complies with all known applicable standards adopted by the Historic Landmark Commission and City Council.

Attachment A
Current Photos of Site



Attachment B
Minutes of September 5, 2007
HLC meeting

Attachment C
Site plan and elevations



O.C. TANNER · SCHEMATIC LAYOUT PLAN
GARR CAMPBELL ASSOCIATES 9608

