

# HISTORIC LANDMARK COMMISSION STAFF REPORT

Green Office Alteration/Minor Construction Petition  
470-07-38 located at 182 South 600 East in the Central  
City Historic District  
January 2, 2008



Planning and Zoning  
Division  
Department of Community  
Development

**Applicant:** Matthias Kellmer

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

**Tax ID:** 16-06-228-028

**Current Zone:** RMF-45  
Moderate/High Density Multi-  
family Residential

**Master Plan Designation:**

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

**Acreage:** 0.27 acres

**Current Use:** Office

**Applicable City Ordinance:**

- City Code Section  
21A.34.020

**Attachments:**

- A. Current Photos of site
- B. Site Plan and Building  
Elevations

## **REQUEST**

The applicant is requesting approval of a minor modification to the structure located at 182 South 600 East. The minor modification consists of the following alterations to the structure:

1. Adding an awning above the front entrance on the east elevation of the structure
2. Adding solar panels to the south elevation of the structure.

## **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.

## **STAFF RECOMMENDATION:**

Based on the analysis and findings in this report, Staff finds that the proposed modifications to the structure located at 182 South 600 East do not comply with the standards for locating solar panels because:

1. The proposed location of the solar panels is visible from a public street, and
2. The proposed location of the solar panels is below the edge of the flat roof.

Staff would recommend approval of the solar panels if they were placed on the roof as stated in the Historic Landmark Commission Policy document.

Staff would recommend approval of an awning that encroached up to 2 ½ feet into the required front yard as permitted in Zoning Ordinance Section 21A.36.020 with the following condition:

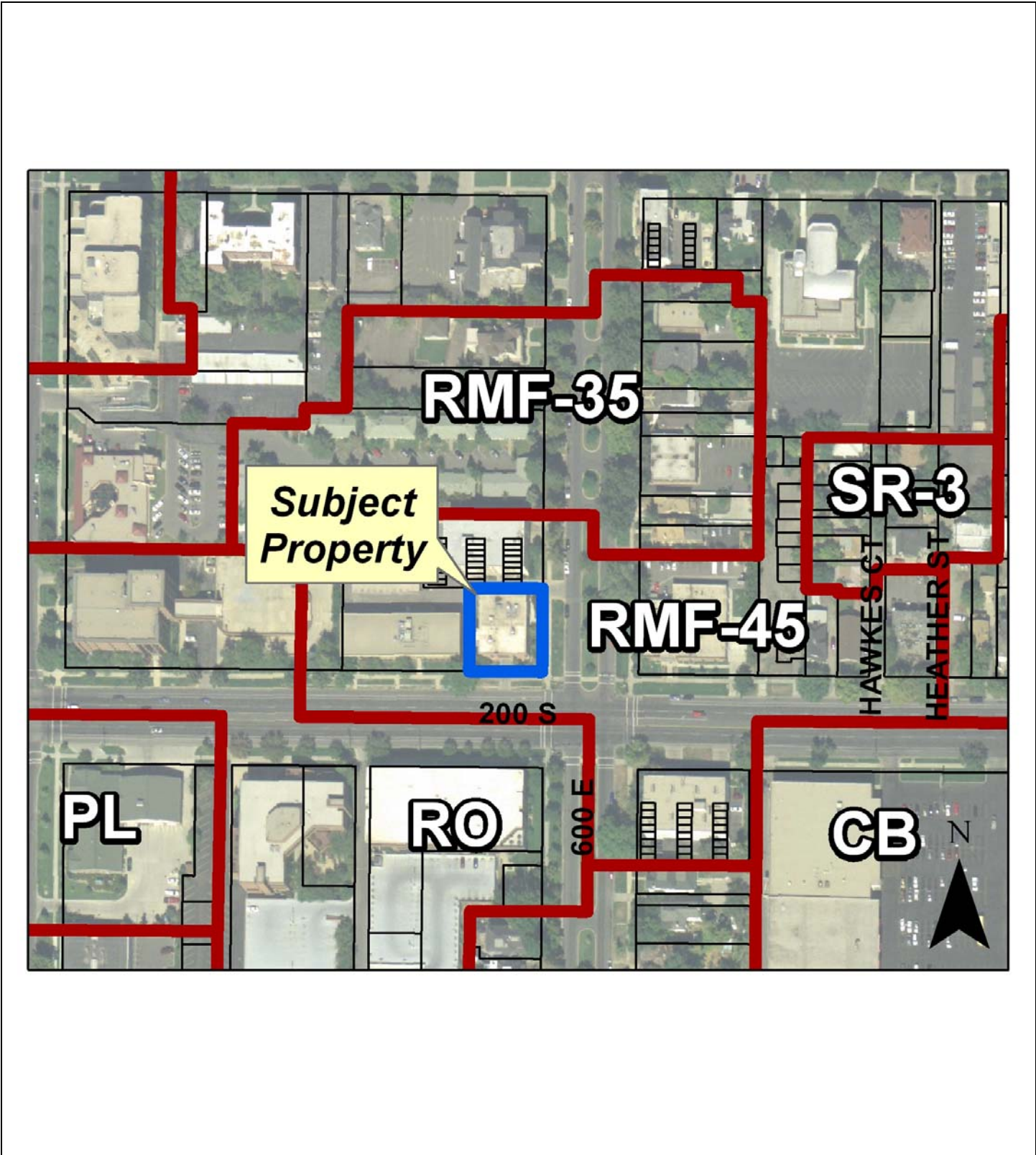
1. That the applicant supplies a material sample of the proposed awning.

## **OPTIONS**

The Historic Landmark Commission has the following options regarding this proposal:

1. The Historic Landmark Commission can approve the proposal by finding that the proposal substantially complies with all applicable ordinances and design guidelines;
2. The Historic Landmark Commission can deny the proposal by finding that the proposal does not substantially comply with applicable ordinances and design guidelines; or
3. The Historic Landmark Commission can refer the proposal to the architectural subcommittee for further review of the design of the proposed addition.

VICINITY MAP



## **COMMENTS**

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

## **BACKGROUND:**

The subject property was constructed in 1980. The brick and glass structure fronts onto 600 East with a pedestrian access to the sidewalk. The south façade of the building fronts on 200 South and provides vehicular access to a parking structure. The structure is considered a noncontributing building to the Central City Historic District.

The Historic Landmark Commission has approved solar panels on structure located within a local historic district in the past. Earlier this year, the HLC approved solar panels on a structure within the Tracy Aviary located in Liberty Park and on a home on “N” Street in the avenues. Staff has administratively approved solar panels that have complied with the policies on solar panels. This proposal does not meet the policies on located solar panels and could not be approved administratively. Therefore, the matter is being reviewed by the Historic Landmark Commission.

## **STAFF ANALYSIS AND FINDINGS**

### **Base Zoning Analysis**

The subject property is located in the RMF-45 Moderate/High Density Multi-family Residential Zoning District. The purpose of the RMF-45 Zoning District is to provide an environment suitable for multi-family dwellings of a moderate/high density.

### **Land Use**

The current use of the property is office. Offices are not listed as a permitted or conditional use in the RMF-45 Zoning District. However, the use existed prior to the current zoning designation and is considered a legal, nonconforming land use.

### **Setbacks**

Because the use existed prior to the creation of the RMF-45 Zoning District, the minimum front yard setback is equal to the existing setback of the building. Along 600 East, the building is setback approximately 23 feet. The proposed awning will encroach 2 ½ feet into the required front yard. Zoning Ordinance Section 21A.36.020 allows awnings in the RMF-45 Zoning District to encroach up to 2 ½ feet. The corner side yard is approximately 22 ½ feet. The minimum required corner side yard in the RMF-45 Zoning District is 20 feet. The proposed awning and solar panels on the south side of the building projects approximately 4 feet from the wall of the building. Awnings are allowed to encroach up to 2 ½ feet into the required side yard. Because the structure is approximately 22 ½ feet from the sidewalk, the awning on the south side of the building complies with the minimum setback and allowed projection.

## **Building Height**

The building is approximately 34 feet tall at the highest point of the flat roof. The maximum building height in the RMF-45 Zoning District is 45 feet. The proposals do not increase the existing height of the building.

## **Lot Coverage**

The lot is approximately 0.27 acres (11,760 square feet). The footprint of the building is approximately 4,356 square feet. The building covers approximately 37% of the lot. The RMF-45 Zoning District allows buildings to cover up to 60% of the lot area.

## **Landscaping**

The landscaping on the subject property complies with the applicable landscaping requirements.

**Finding:** The proposal complies with the regulations of the underlying zoning district.

## **H Historic Preservation Overlay Zone Analysis**

**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 does not increase the mass or scale of the existing building. While the proposal will alter the two facades that face public streets, the modifications do not change the relationship of the width or height of the principal elevations. The roof shape will not be altered as part of this proposal.

**Finding:** The proposed alteration to the noncontributing building will not alter the scale or form of the building because it does not include any changes to the height, width or general form of the structure.

## 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 proposal does not include any modifications to the width or height of the windows or doors on the structure. The rhythm of solids to voids on the facades will not be altered. The proposed awning will project into the front yard and impact the rhythm of entrance porches and other projections. The existing structures on the west side of 600 East between 100 and 200 South Streets have varying setbacks that range between 22 and 36 feet. The non contributing structures do not have projections on the front facades. The contributing structures have larger setbacks and do have front porches and other projections that extend into the front yard. The projections on the existing structures are similar to the proposed awning.

The awning supporting the proposed solar panel on the south elevation of the building is located near the top of the structure approximately 28 feet above grade. It projects approximately 4 feet from the edge of the building. As discussed on page 4, the existing side yard dimension cannot be determined until a site plan with property lines is presented. The buildings on the north side of 200 South between 500 and 600 East Streets do not have similar projections. The projection is small enough and high enough above grade that it may not have an impact on the rhythm of projections.

**Finding:** The proposed awning on 600 East would encroach into the required front yard in a manner that will not impact the rhythm of projections that exist on the block. The solar panel awning on the south side of the building will not impact the streetscape because it is approximately 28 feet above the sidewalk and complies with the allowed encroachment.

## 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 proposed awning on the south side of the street is approximately 28 feet above grade. The height of the awning is such that it would not alter the pattern created by other site structures on the block face.

The proposal does not alter the spaces between the subject property and adjacent properties. The addition of the awning on the east façade does alter the relationship between the building and the open space in front of it but is consistent with the pattern of obstructions along the block face. The awning does create a focal point for the main entrance to the building and provides a covered entrance for pedestrians. Creating an accessible entrance from the street improves the relationship between a structure and the street. The directional expression of the principal façades of the structure will not be altered as part of this proposal. Creating entrances that are protected from environmental factors, such as inclement weather or glaring sun, are pedestrian improvement.

**Finding:** The proposed exterior alterations maintain the relationship of the building to the street and complies with this standard.

**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.

In addition to the standards listed above, the Historic Landmark Commission has adopted criteria relating to the installation of solar panels. An analysis of the proposed project to the adopted criteria is listed below.

**1. Solar panels should be installed below the ridgeline of a pitched roof, when possible or setback from the edge of a flat roof.**

**Analysis:** The proposed solar panels are located below the edge of the flat roof. It would be possible to locate the solar panels on the roof of the structure.

**Finding:** The location of the proposed solar panels below the edge the roof does not comply with the criteria. If the solar panels were located on the roof, the proposal would comply with this standard.

**2. Solar panels should be located so as not to change an historic roofline or obscure the relationship of an historic roof to character-defining features such as dormers and chimneys.**

**Analysis:** The subject property is a noncontributing structure in the Central City Historic District. Locating the solar panels in the proposed location would not cover or obscure any character defining features.

**Finding:** The proposed location of the solar panels will not alter a historic roofline or obscure character defining features.

**3. Solar panels should be installed in a manner which does not damage or obscure character defining features.**

**Analysis:** The proposed location of the solar panels will not damage or obscure character defining features. The installation would require anchoring to the existing brick façade and underlying building structure.

**Finding:** The proposed solar panels will not damage or obscure character defining features.

**4. Solar panels should be located on the rear or sides of a pitched roof. Locating solar panes on a front pitched roof of the primary façade is inappropriate.**

**Analysis:** The subject property has a flat roof and this standard is not applicable.

**Finding:** The subject property does not have a pitched roof therefore this standard is not applicable.

**5. Solar panels should be mounted parallel to the plane of a pitched roof and have a low profile.**

**Analysis:** The subject property does not have pitched roof and therefore the panels could not be mounted parallel to the plane of a pitched roof. However, the proposed awning supporting the solar panels would create an architectural element on the building that is similar to a dormer. The solar panels would be tilted in order to function properly. This would create a line that is parallel to the existing roof line. The proposed solar panels may have a low profile, but would be visible from the street.

**Finding:** The proposed solar panels will not be located on a pitched roof but would be parallel to the existing roof line.

**6. Solar panels should be installed in a location on the roof so as not to be readily visible from public streets.**

**Analysis:** The solar panels would be mounted on a prominent location on the south side of the building that has frontage on 200 South. The solar panels would be visible from the public street. The solar panels could be located on the roof of the structure where they would be less visible or not visible from the public street.

**Finding:** The solar panels would be visible from the public street. Therefore, the proposed project does not meet this standard. The solar panels could be located on the roof of the structure where they would not be visible and this standard could be met.

**Attachment A**  
**Current Photos of Site**



**Attachment B**  
**Site plan and elevations**