

HISTORIC LANDMARK COMMISSION STAFF REPORT

Peery Hotel

PLNHLC2008-00674 Rebuild Historic Entry Canopy

110 West 300 South

April 1, 2009



Planning and Zoning
Division
Department of Community
Development

Applicant: Peery Hotel LP,
represented by AK Smith
Architects.

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

Tax ID: 15-01-277-020

Current Zone: D-1 Central
Business District

Master Plan Designation:
Central Business District

Council District: District 4:
Luke Garrott

Acreage: 19,166 square feet

Current Use: Hotel/restaurant

**Applicable Zoning
Regulations:**

- 21A.34.020

Public Notice: Public notice
was mailed to all property
owners within 85 feet and posted
on the City and State websites as
well as emailed to the Division's
list serve.

Attachments:

- A. Applicant narrative on
proposed changes
- B. Historic Photograph
- C. Proposed site plan and
renderings

Request

Peery Hotel LP is proposing to rebuild a rooftop sign and entry canopy on the Peery Hotel building located at 110 West 300 South. The proposed alterations are based off of historic photographs of the building. The Historic Landmark Commission has the authority to review alterations to Landmark sites

Staff Recommendation

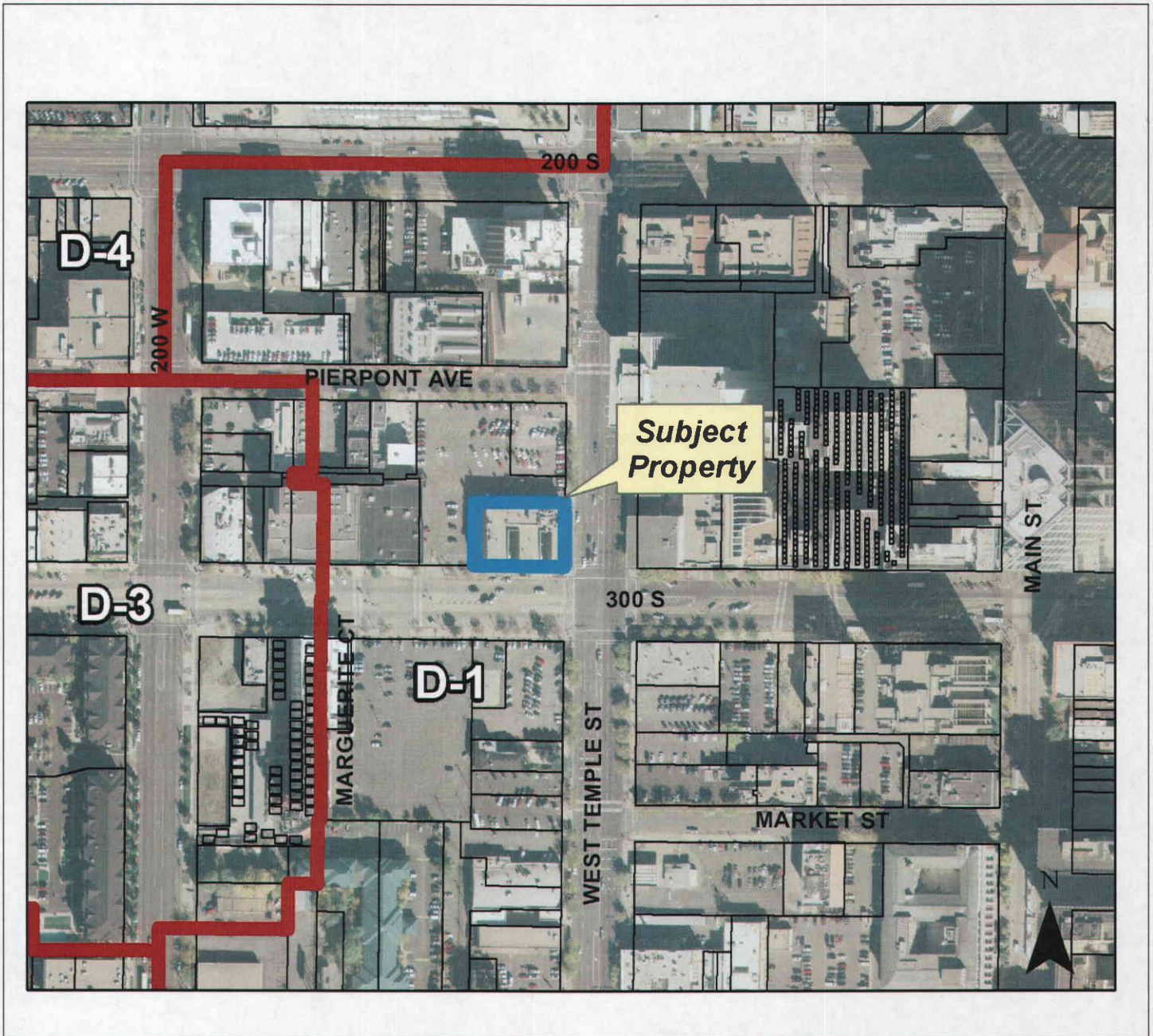
Staff recommends that the Historic Landmark Commission approve the proposed alterations to petition PLNHLC2008-00674 based on the analysis and findings of this staff report with the following conditions:

1. That all required paperwork is submitted to, and a revocable permit for the entry canopy is approved by the Property Management Division.
2. That all requirements of applicable Departments and Divisions are complied with.

Options

1. The HLC may approve the proposed alterations by adopting staffs findings and recommendation.
2. The HLC may deny the proposed alterations upon finding that the proposed alterations do not comply with the applicable standards and design guidelines and is not in the best interest of the City;
3. The HLC may continue the item and request additional information from the applicant and/or staff.

VICINITY MAP



Background:

The Peery Hotel was originally constructed in 1910. It was designed by European architect Charles Onderdonk. The property appears to have been used as a hotel since it was originally constructed. The hotel is a landmark site on the Salt Lake City Register of Cultural Resources.

Project Description

The applicants are proposing to install a canopy over the primary entrance to the Peery Hotel. The canopy will extend out from the building to the curb across the public sidewalk. The design of the entry canopy is based off of historic photographs of the building. The applicant submitted the following description of the canopy:

The Columns will be painted white to match the building. The base 30" will be dark gray to black slate. The Railing will be a period design, metal painted black. The central band is in line with the new awnings will be black to match the color of the awnings. All other trims will be white to match the building.

The original entry feature showed a structure that extended to the curb. The entry feature was supported by four columns located near the curb. The roof of the canopy was flat and contained a metal railing around the perimeter of the roof. It appears as though the roof was originally used for seating. It is difficult to determine the original materials of the entry canopy. The proposed renderings have a similar design, with four posts near the curb and a metal railing around the perimeter of the roof deck. The applicant indicated that posts would be wood with a slate trim around the base.

The renderings and site plan include a roof top sign. This sign was approved administratively because it was based off of historic photographs that indicate a roof top sign was originally located on the building, the sign did not include the removal or covering of any historic material and was in keeping with the historic use of the property and the proposed sign complies with all underlying zoning requirements.

Comments

Public Comments

No public comments have been received.

Department Comments

Building Services: have reviewed the application for alterations to the Perry Hotel, located at 110 West 300 South. This proposal includes replacing a covered entry that extends across a public sidewalk, relocating two street trees that may impact existing street lighting and reconstructing a roof top sign in the D-1. Besides approval by the Historic Landmarks Commission the following issues will need to be addressed prior permit issuance.

1. A lease agreement for the encroachments into the public way shall be obtained from the Division of Property Management. Contact John Spencer at 535-6398.
2. Tree planting, removal or pruning will require a permit from the Urban Forester, ph. 972-7818. Urban Forester approval is required prior to permit issuance.
3. Street lighting approval is required from the Division of Transportation prior to permit issuance. Contact Mike Barry at 535-7147.
4. The plans need to clearly show the location of the front property line. A building permit is required for all work on private property. A public way permit shall be obtained from the Engineering Division for the work located in the public way, ph. 535-6248.

5. Roof top signs in the D-1 zone are allowed with the following restrictions.
 - a. One sign is permitted per street frontage at 4 square feet per linear feet of building face.
 - b. The height of a roof top sign may not exceed 20% of the height of a building or 10 feet, whichever is less.
 - c. Signs require a separate sign permit issued to a licensed sign contractor.

Transportation: The Division of Transportation review comments and recommendations are as follows:

All items within the public right of way need to be evaluated and noted – vaults, awnings, canopies, landings, cornices, doorways, etc.

The site plan needs to be revised to show the property line at the face of the building, not at the back of curb.

Our files indicate that an application was made in 1999 for a canopy that was approved subject to city guide lines for roadside conflict; columns or post to provide a 2.5 foot clear area behind the curb face for door swing of vehicles parked or unloading next to curb, and minimum height over pedestrian walkway of 7 foot.

The pedestrian corridor / sidewalk needs to maintain a clear 6' width in retail areas, 8' wide in CBD area & 10' wide on Main Street in the CBD area. The submittal does not indicate the post setback from the curb face or the clearance between the post and building face.

The proposed tree relocation is subject to planning and the city forester.

The street light location needs to be detailed for review by Michael Barry, street lighting coordinator.

The roof sign poses no impact to the transportation corridor.

Urban Forestry: Proposed relocation of the street trees is approved based on the applicant fulfilling the following conditions.

- 1.) Blue stake in advance of digging.
- 2.) Coordinate pedestrian and traffic safety as required by transportation division.
- 3.) Consult CBD regarding utilities and schedule prior to initiating work.
- 4.) Prepare each new site a minimum of 30 days prior to moving trees by excavating an area six feet wide, eight feet long (parallel to the curb) and 3 feet deep and amending with structural soil. Compact as needed to meet engineering division requirement. See link for description of structural soil.
<http://www.hort.cornell.edu/uhi/outreach/csc/>
- 5.) Move trees after leaf shed or prior to leaf emergence.
- 6.) Water thoroughly upon planting.
- 7.) Install drip irrigation system for each new site with minimum of three emitters located 3 to 4 feet from the trunk, one each to the east, west and north of the trunk. Confirm operational status of system to deliver a minimum of 5 gallons of water per inch of trunk diameter (e.g., 10 gallons for 2-inch caliper tree, 20 gallons for 4-inch caliper). Provide one application per month in mild winter with minimal or no precipitation. Two to four applications per week in other seasons of the year as a function of heat, wind and evapotranspiration.
- 8.) Tree grates shall adhere to planning division standards for use downtown.
- 9.) Limit pruning for purposes of transplanting to dead and/or damaged branches only

Property Management: Copies of the proposed entry canopy were sent to Property Management on October 28, 2008. No comments were returned.

Project Review

The proposed entry canopy extends across the public right of way. This is not uncommon in the downtown area, where there are similar building features that extend over the sidewalk. The City has a process that applicants must go through in order to use City property for these types of uses. Property Management is the City Division that is responsible for managing agreements between the City and property owners. The Historic Landmark Commission has the authority to determine if the proposal is appropriate and if approved Property Management will work out an agreement with the property owner.

Analysis

Zoning ordinance section 21A.34.030 (G) states the standards for alterations of a landmark site or contributing structure. The following section applies to the proposed addition to Building A and other exterior modifications to existing buildings. The standards and analysis are as follows:

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 has historically been used as a hotel and continues to be used as such. This proposal does not modify the use of the property.

Finding: The proposal complies with this standard because the site is being used as a hotel, which is the historic use of the property.

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: The proposal does not remove historic materials.

Finding: The proposal complies with this standard because no historic material is being removed.

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 proposed alterations are based on historic photographs of the property.

5.3 If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible. Use materials similar to the original whenever feasible. On contributing buildings, where no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings. Speculative construction of a porch on a contributing building is discouraged. Avoid applying decorative elements that are not known to have been used on your house or others like it. While matching original materials is preferred, when detailed correctly and painted appropriately, fiberglass columns may be acceptable. The height of the railing and the spacing of balusters should appear similar to those used historically.

Finding: The proposal alterations comply with this standard because they are based off of historic photographs of the property.

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

Analysis: The proposal would remove a fabric awning over the main entrance on 300 South. The awning has not acquired historic significance.

Finding: The proposal complies with this standard because there are not prior alterations or additions that have acquired historic significance.

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

Analysis: The proposed alterations do not impact distinctive features, finishes or construction techniques.

Finding: The proposal complies with this standard because it will not alter any distinctive features, finishes or construction techniques.

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: No deteriorate features will be replaced as part of this proposal.

Finding: The proposal complies with this standard because no deteriorated features will be replaced.

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 structure was recently repainted. No additional chemical or physical features are being proposed at this time. If however, treatment is required, a certificate of appropriateness is required.

Finding: The proposal complies with this standard because no chemical or physical treatments are being proposed.

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 alterations are based off of historic photographs and will be compatible with the historic design as much as possible. The Design Guidelines discuss replacing front porches and entry's on

page 89. It states that the most important aspects of porches involve the location, scale and materials. The Guidelines do not require exact duplication on most building, but the new details must be compatible.

5.3 If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible. Use materials similar to the original whenever feasible. On contributing buildings, where no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings. Speculative construction of a porch on a contributing building is discouraged. Avoid applying decorative elements that are not known to have been used on your house or others like it. While matching original materials is preferred, when detailed correctly and painted appropriately, fiberglass columns may be acceptable. The height of the railing and the spacing of balusters should appear similar to those used historically.

Finding: This standard does not apply because a contemporary design is not being proposed.

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 original canopy was removed in the past without causing significant damage, so it is likely that the proposed canopy could be removed without damaging the building.

Finding: The proposed alterations comply with this standard because they could be removed in the future without damaging 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: No vinyl or aluminum cladding is being proposed. No imitation wood siding is proposed.

Finding: The proposal complies with this standard because no prohibited materials are being proposed.

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: The sign indicated on the attached plans has been approved administratively because it complies with the applicable design guidelines, standards and policies and is based off of photographic evidence indicating such as sign existing historically on the building.

Finding: The sign indicated on the attached plans and renderings is not a part of this proposal.

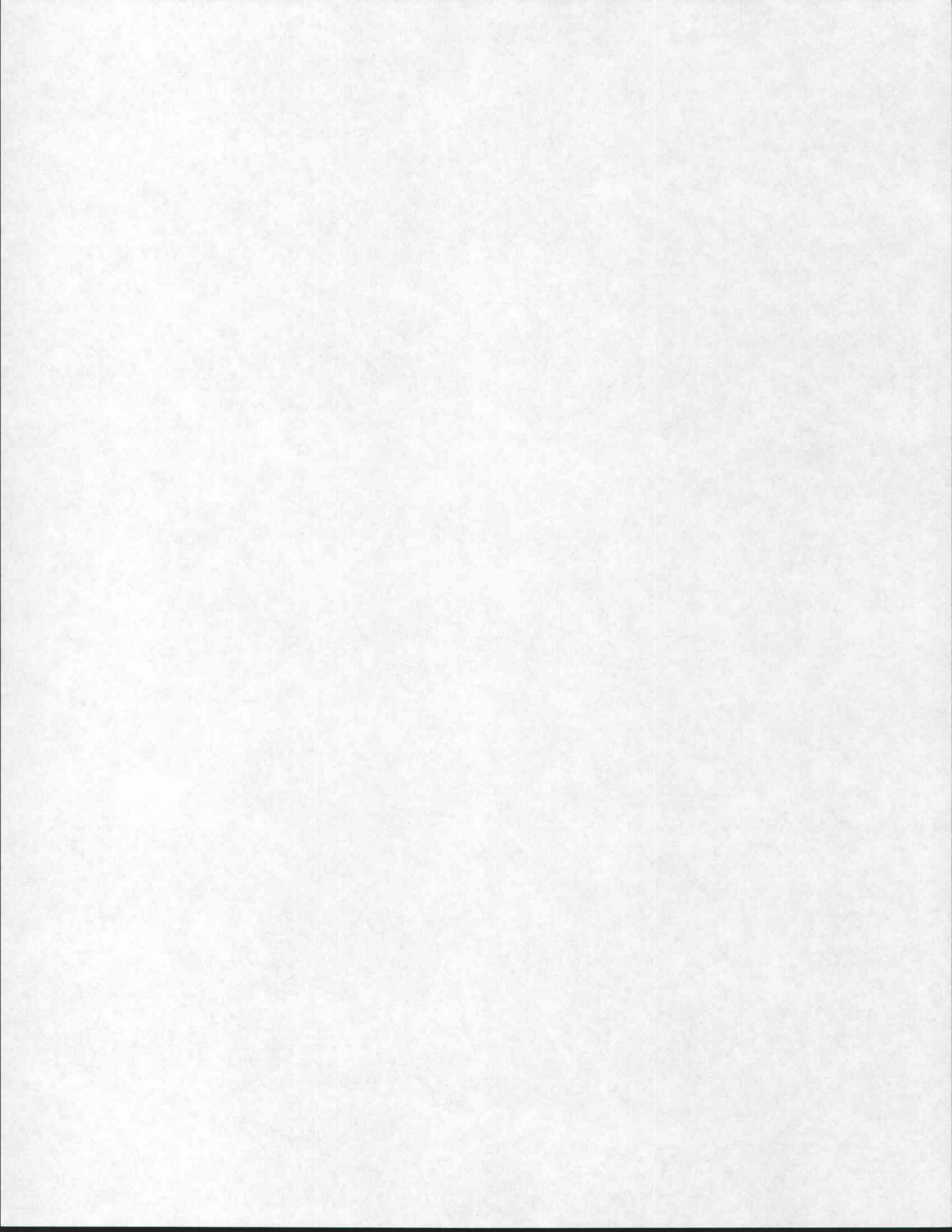
12. Additional design standards adopted by the historic landmark commission and city council.

Analysis: Neither the Historic Landmark Commission or the City Council has not adopted any additional design standards that apply to the proposal that have not been discussed under the above standards.

Finding: This standard is not applicable.

Attachment A

Applicant narrative on entry canopy



Norris, Nick

From: Kent Smith [kent@akthearc.com]
Sent: Tuesday, February 10, 2009 11:37 AM
To: Norris, Nick
Cc: 'Gary Peterson'; JBOND@JOLIEQUEST.COM
Subject: Peery Canopy Awning Rendering
Attachments: Front Canopy.jpg

Nick,

Please find attached a rendering of the proposed Canopy Awning for the Peery Hotel.

The Columns will be painted white to match the building. The base 30" will be dark gray to black slate. The Railing will be a period design, metal painted black. The central band is in line with the new awnings will be black to match the color of the awnings. All other trims will be white to match the building.

If you have any questions please get back to me at your earliest convenience.

Kent Smith, AIA

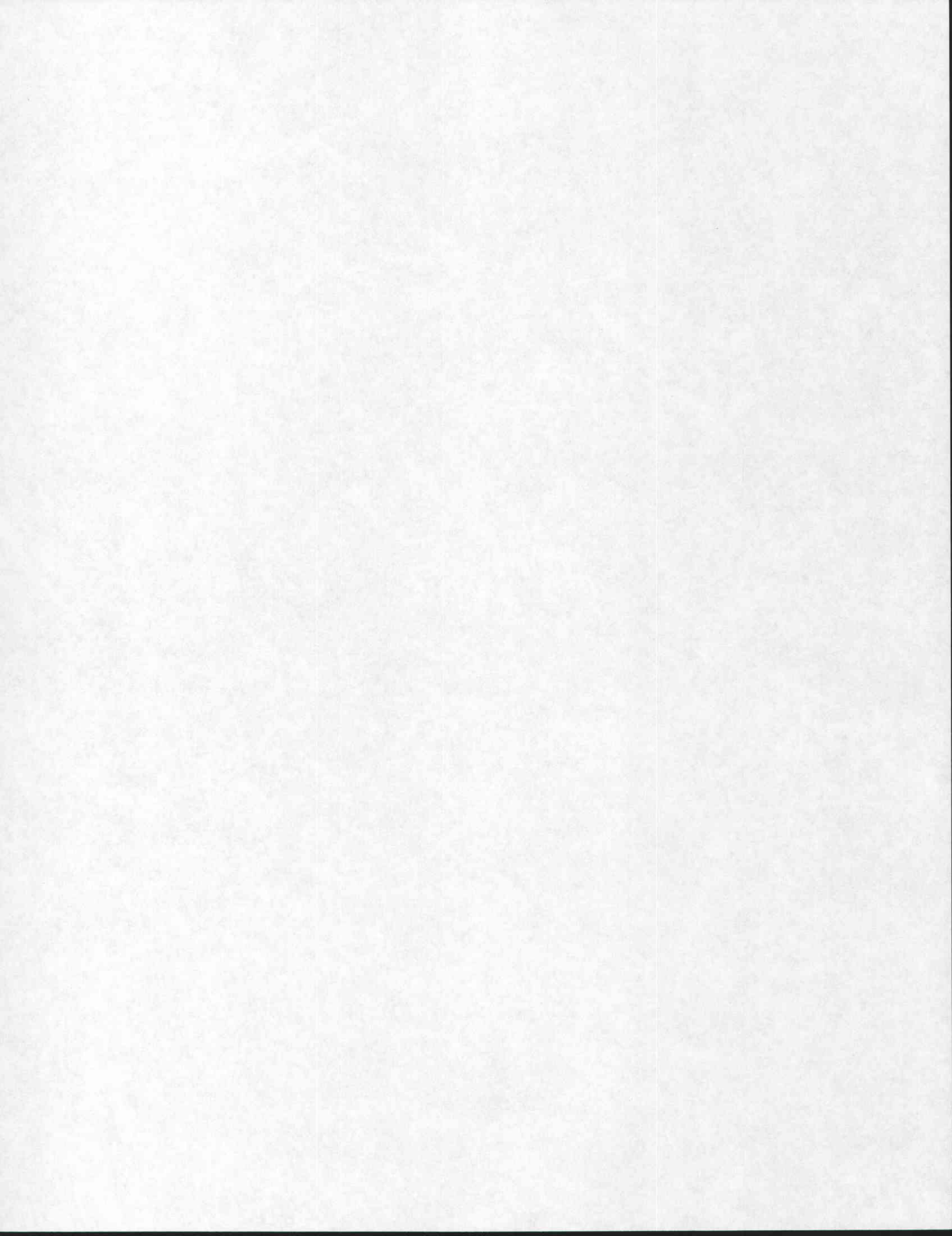
A.K. Smith, Architects

www.AKtheArc.com

3194 South 1100 East
Salt Lake City, Utah 84106

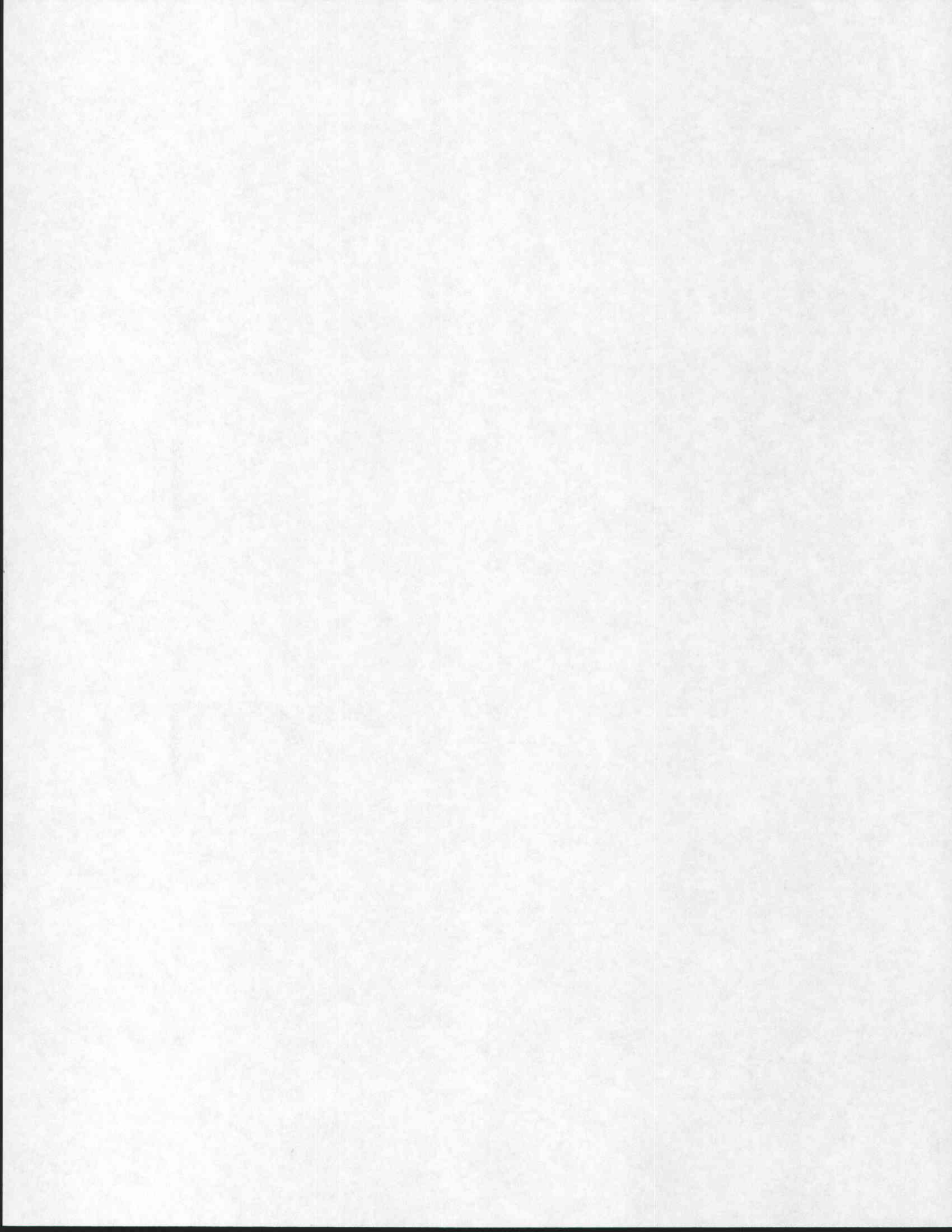
801.483.2434 phone
801.483.2433 fax

2/12/2009

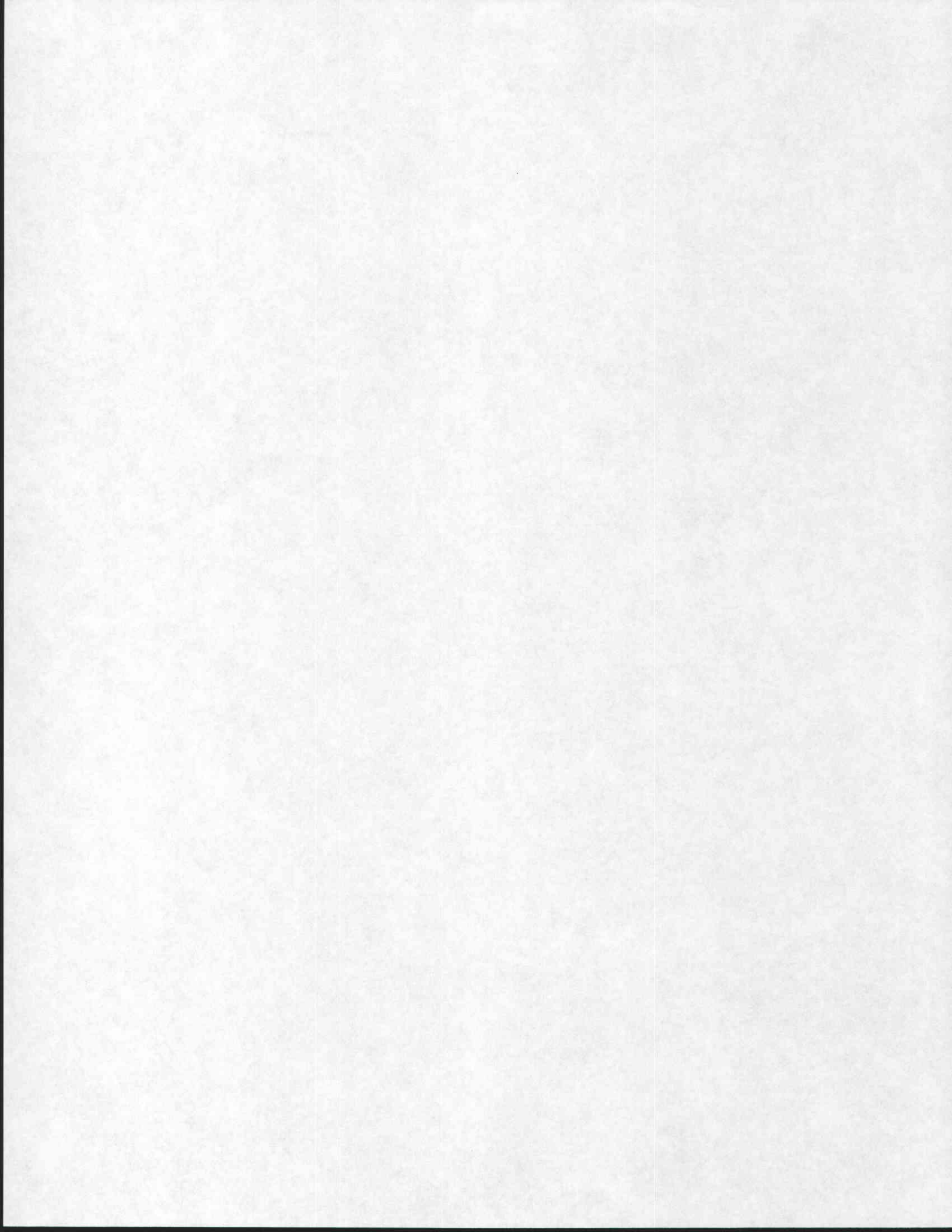


Attachment B

Historic Photograph

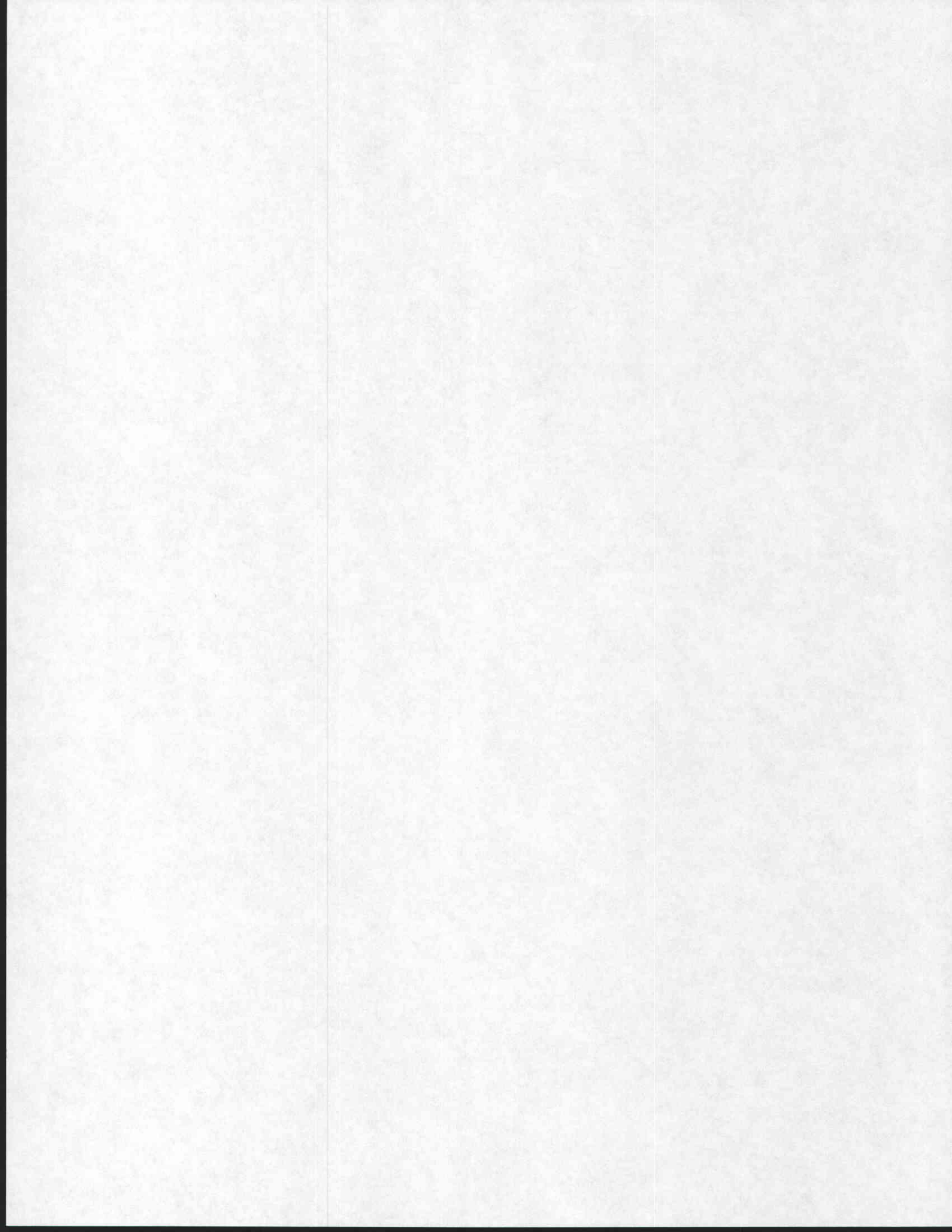




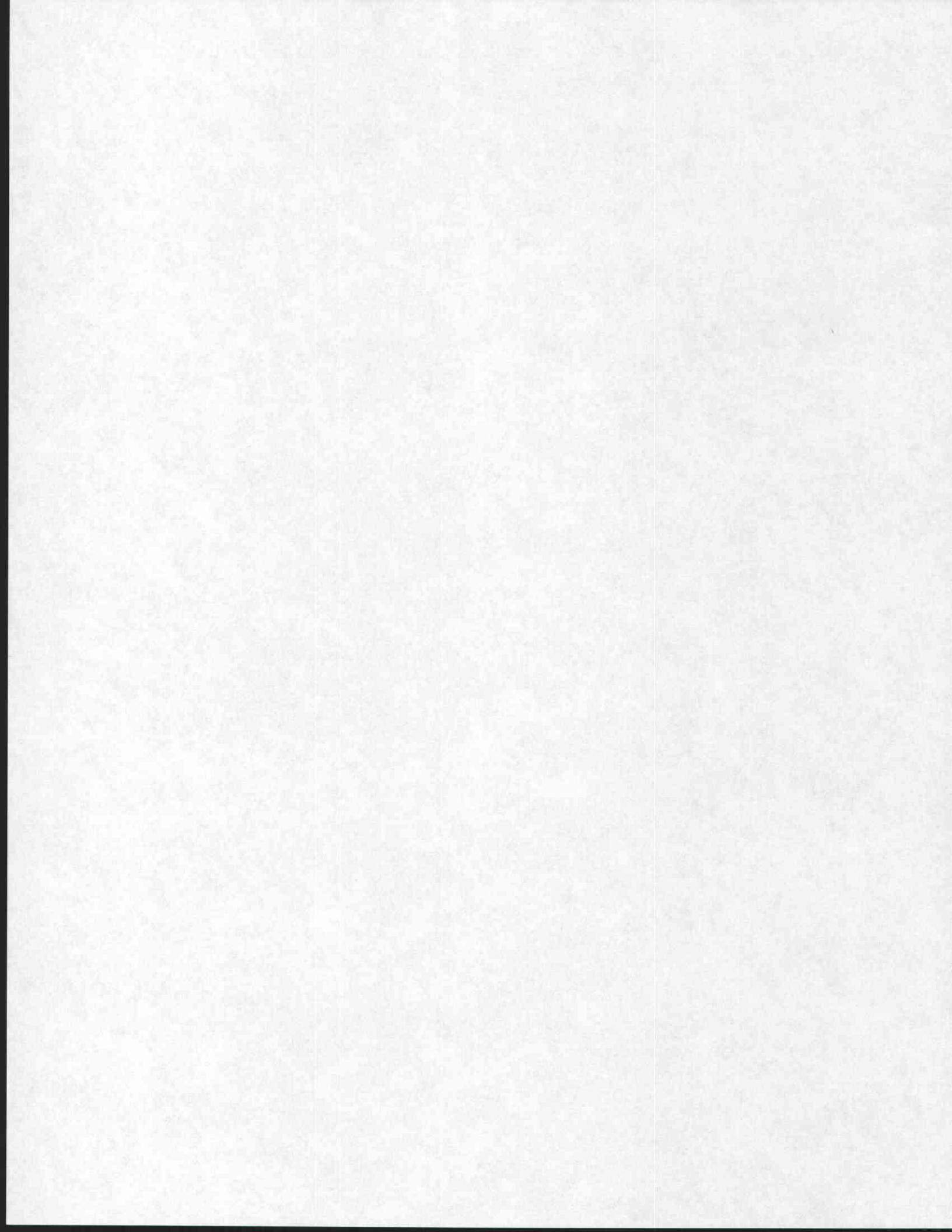


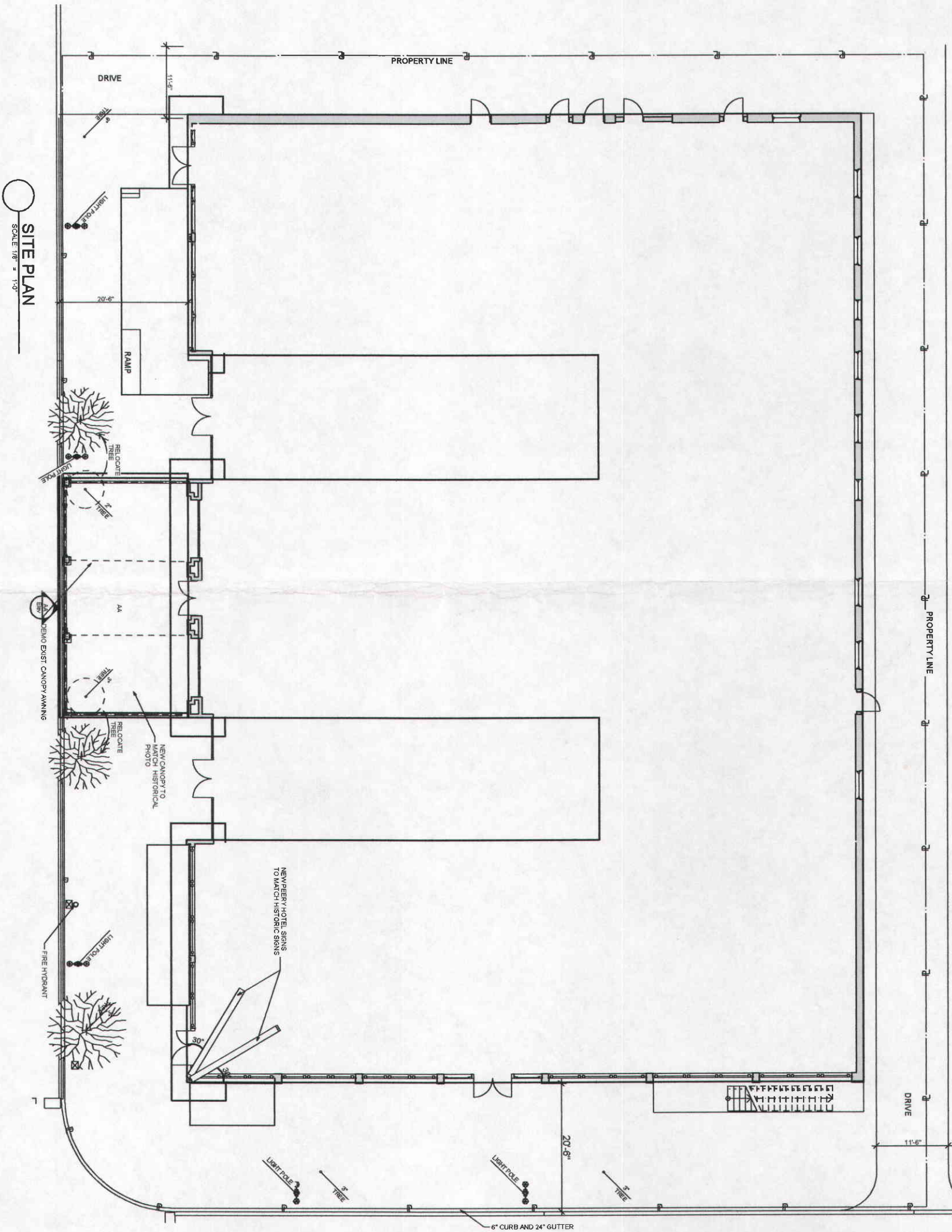
Attachment C

Proposed Site plan and renderings









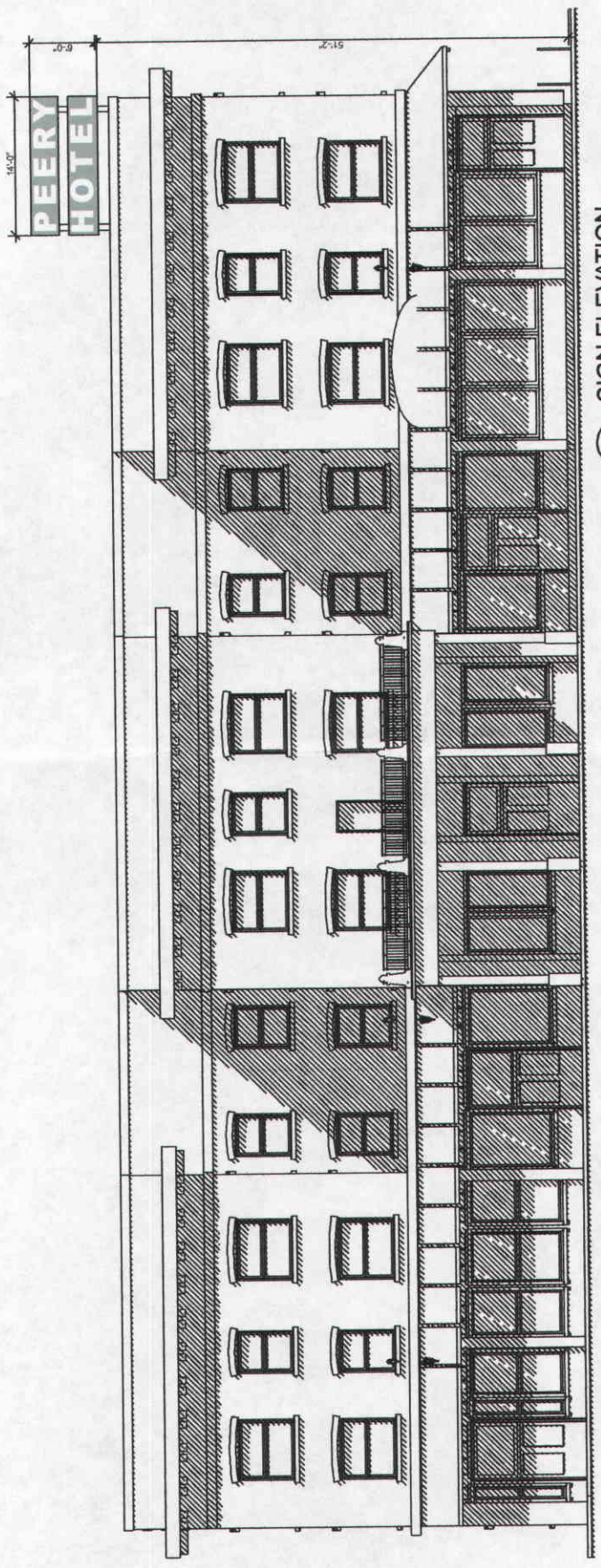
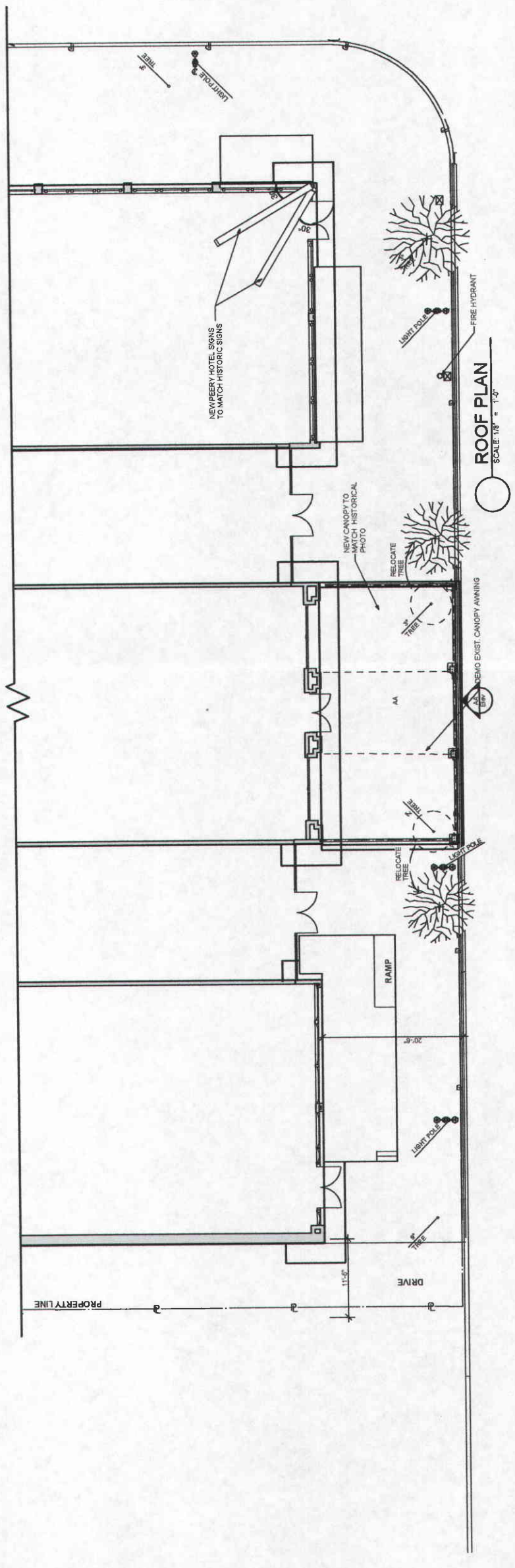
SITE PLAN
SCALE 1/8" = 1'-0"

PROJECT INFORMATION
Peery Hotel
 110 WEST 300 SOUTH
 Salt Lake City, Ut.
 84101

DESIGN DEVELOPMENT
 DATE: 10/9/2008
 ARCHITECT: A.K. SMITH ARCHITECTS
 PREPARED BY: Preston W. Smith
 SITE WORK:

A-1
 TOTAL SHEETS: 8

A.K. SMITH ARCHITECTS
 3194 South 1100 East Salt Lake City, Ut. 84106
 TEL: 801.483.2434 FAX: 801.483.2433
 www.akthearc.com



SIGN ELEVATION
 SCALE: 1/8" = 1'-0"

