

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning and Zoning
Division
Department of Community
Development

SK Hart Building
PLNHLC2008-00693 Porte Cochere and Circular
Driveway
630 East South Temple
January 7, 2008

Applicant: Richardson Design partnership, representing SK Hart Management.

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

Tax ID: 16-06-227-023

Current Zone: RO Residential Office

Master Plan Designation:
Residential Office Mixed Use
(Central Community Master Plan).

Council District: District 4:
Luke Garrott

Lot size: 17,859 square feet

Current Use: Office

Applicable Zoning Regulations:

- 21A.34.020
- 21A.24.180

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. Site Plan
- C. Elevations
- D. Photographs

Request

SK Hart Management is proposing to construct a circular drive and porte-cochere on the non-contributing structure located at 630 East South Temple. The circular driveway would connect two existing driveways on adjacent properties and the port-cochere would provide a covered loading/unloading area for the visitors to the property. Planning staff has the authority to review alterations to non-contributing structures however, in this instance; staff determined that it is appropriate for the Historic Landmark Commission to review this item.

Staff Recommendation

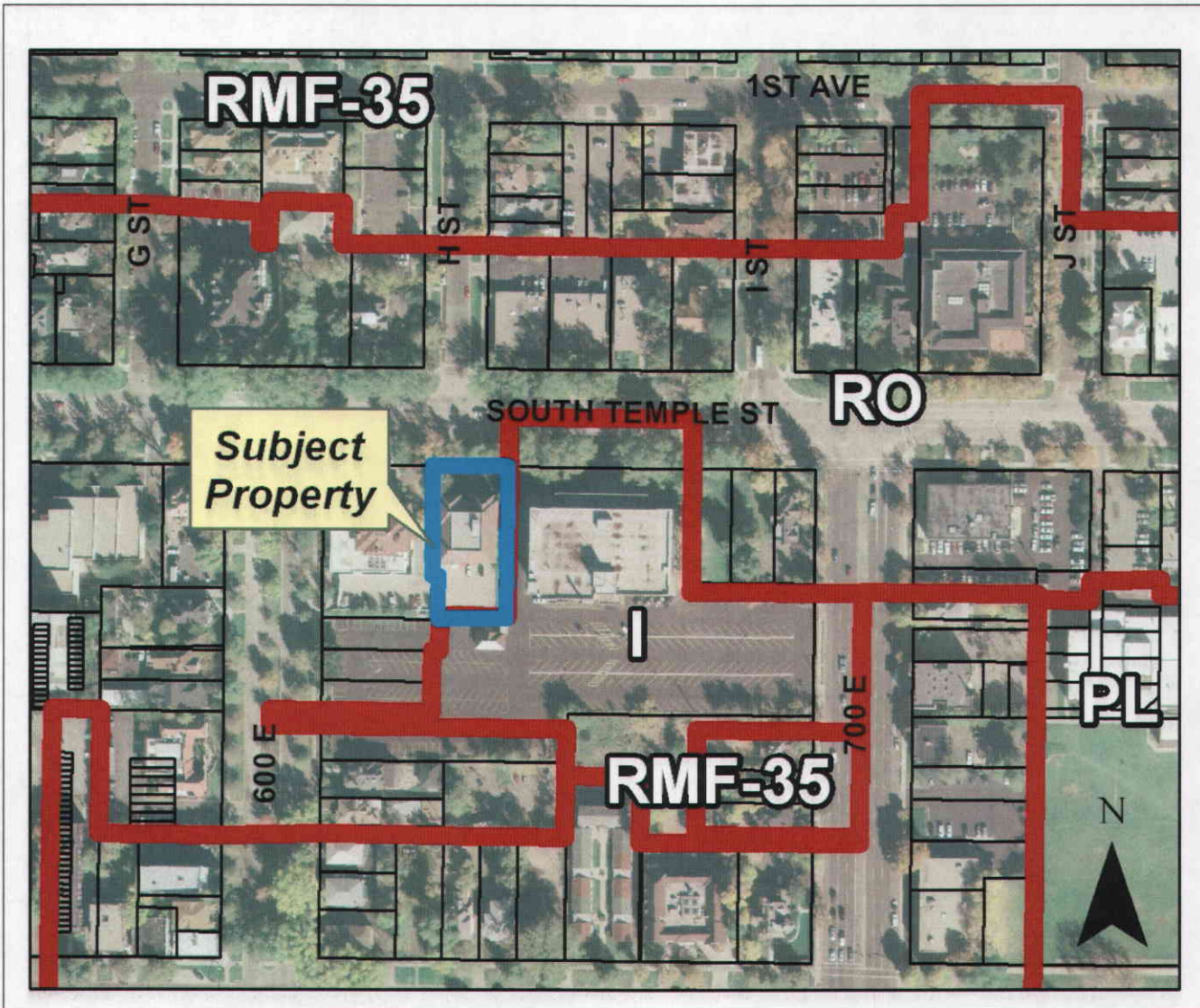
Staff recommends that the Historic Landmark Commission deny petition PLNHLC2008-00683 for the following reasons:

1. The proposed alterations do not comply with Standard 2: Composition of Principal Façade;
2. The proposed alterations do not comply with Standard 3: Relationship to the Street.
3. The proposed alterations are not consistent with the applicable design guidelines.

Options

1. The HLC may deny the proposed alterations by adopting staffs findings and recommendation. Denying the proposal would keep the original approval in place.
2. The HLC may approve the proposed alterations upon finding that the proposed changes comply with the applicable standards and design guidelines and is 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 subject property was originally constructed in 1981 as an office building. The Masonic Temple is located to the east of the property and the Walker- McCarthy Mansion is located to the west. The property is located within the South Temple Historic District. Due to its age the structure is considered non-contributing.

Project Description

The proposal would add a circular driveway and porte-cochere between the structure and the street. The parking for the subject property is located behind the structure and is accessed by a driveway on the property to the west (Walker-McCarthy Mansion). The circular driveway would extend across the front of the property and connect to a driveway on the property to the east (Masonic Temple). Neither of these driveways is located on the subject property. The applicants have a cross access agreement with the property to the west to access parking for the subject property. The applicants also have consent to access the driveway on the Masonic Temple property to the east. The circular driveway would be approximately twelve feet wide and be

constructed of concrete. In order to access the property to the east, a portion of an iron fence on the Masonic Temple property would have to be removed.

The porte-cochere would extend from the primary entrance to the building over the circular driveway. The porte-cochere would be approximately twenty feet from the front property line. The minimum setback for structures located on lots less than 20,000 square feet in the RO zoning district is twenty feet. The Masonic Temple has a setback of 40 feet and the Walker-McCarthy Mansion has a setback of 40 feet.

In addition to requiring a Certificate of Appropriateness, circular driveways require a special exception. The proposed driveway would be subject to the Special Exception standards and process in addition to the applicable Historic Overlay District standards. In addition, a cross access agreement between the subject property and the Masonic Temple must be recorded prior to approval for the circular driveway.

Comments

Public Comments

No public comment has been received.

Department Comments

The proposal was routed to the Transportation Division for review. The Division's comments and recommendations are as follows:

The proposed drive is in keeping with circular drive development requirements for minimum of 15' setback and 12' width.

Final geometric review approval is subject to grading information and height clearance of the Porte Cochere.

The access needs to have recorded cross easements with abutting properties at 650 East and 610 East South Temple. Past review the 1995 subdivision coordination between 630 E and 610 E for the parking structure access, may have wording or easements already recorded. Verification is required.

Project Review

Staff Analysis and Findings

Zoning Ordinance section 21A.34.020 (H) lists the standards for certificate of appropriateness for new construction. The standards are as follows:

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.

DISCUSSION: The proposed circular driveway and porte-cochere does not increase the height or width of the primary structure on the subject property. The north elevation of the building is divided into three sections, with the center entrance setback from the two sides. The porte-cochere extends the middle section of the building closer to the street. The roof shape of the structure will not change as part of this proposal. The porte-cochere does have a hipped roof that is lower than the main roof. The overall scale of the structure does not change in terms of width or height, but the proposal does extend a portion of the structure approximately 16-20 feet closer to the street than the historic buildings on each side of the subject property.

FINDING: The proposed changes to the subject property do not alter the scale or form of the primary structure in a manner that negatively impacts the subject property, adjacent properties, or the South Temple Historic District.

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.

DISCUSSION: The proposal does not alter the proportion of openings on the building. The porte-cochere does obscure the second level windows on the center of the building. Obscuring the upper windows alters the rhythm of solids to voids on the north elevation. The porte-cochere extends 16-18 feet closer to the street than the historic buildings on each side of the subject property and is approximately 24 feet from the sidewalk. The Masonic Temple to the east does have large steps that lead to the main entrance. The steps extend to within seven feet of the sidewalk, but also decrease in height the further they move from the building. The property to the west does have a covered porch that is approximately 42 feet from the sidewalk. The proposed porte-cochere extends closer to the street than the adjacent buildings, which changes the historic development pattern related to setback. The change in setback changes the rhythm of entrance porch and other projections on the block face. The circular driveway is similar to the driveway on the adjacent property to the west. The circular driveway does not alter the composition of the principal façade.

The porte-cochere will be constructed out of brick and concrete. The building materials are similar to the surrounding structures.

- 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.
- 8.7 When planning an addition to a building, preserve historic alignments that may exist on the street.**
- 13.36 Keep the front setback of a new structure in line with the median setback of historic properties on the block.** In general, larger, taller masses should be set back farther from the

front than smaller structures. In some cases, therefore, a setback that is greater than the median setbacks may be appropriate.

FINDING: The proposed port-cochere is not compatible with this standard because the rhythm of entrance porch and other projections that exists on the block face is negatively altered because the porte-cochere extends up to 18 feet closer to the sidewalk than the historic buildings to the east and west.

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.

DISCUSSION: The porte-cochere extends closer to the street than other structures on the block face. This alters the relationship of the subject building to the street in a manner that is not consistent with the historic development pattern on the block face. The circular driveway and wall in front of the porte-cochere are similar to the drive on the property to the west and, on its own, does not negatively alter the relationship of the building to the street. The proposed circular driveway would require the removal of a portion of the historic fence along the east property line. The materials of this fence match the materials on the Masonic Temple. The fence creates a visual separation between the Masonic Temple and the subject property, which is a noncontributing structure. Removing the fence alters the historic relationship between the two properties.

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.

FINDING: The proposed porte-cochere alters the spaces between the subject property and the adjacent properties and result in the removal of a historic fence. The proposal does not comply 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).

FINDING: This proposal does not include the subdivision or joining of any parcels. This standard is not applicable.

Attachment A

Applicant narrative on proposed changes



THE
RICHARDSON
DESIGN
PARTNERSHIP
L.L.C.

The Richardson Design Partnership
510 South 600 East
Salt Lake City, Utah 84102
(801) 355-6868

October 13, 2008

Salt Lake City Building Services
PO Box 145471
451 South State St. Room 215
Salt Lake City, Utah 84114

Dear Sirs/Madams,

It is proposed that the non-contributing property located at 630 North and South Temple Street be modified to include a *porte cochere*, situated on the front (north) approach to the existing building on said property. Doing so will provide shelter to those using the building's main entrance and serve as a visual transition between the building and the street.

The design of the *porte cochere* will tie in to the building design in detail and proportion, and be complimentary to surrounding structures (please reference the attached design documents).

It is our position that this addition shall not diminish the historical character of the area; but rather, will compliment that character.

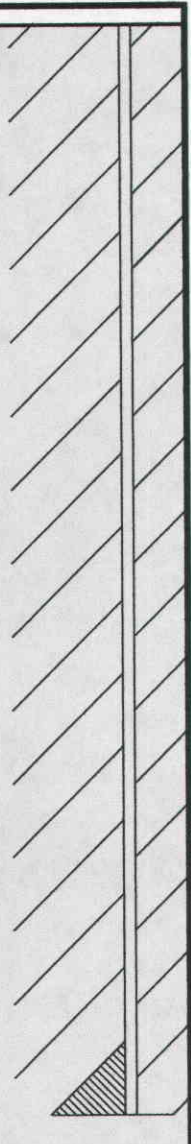
Respectfully,



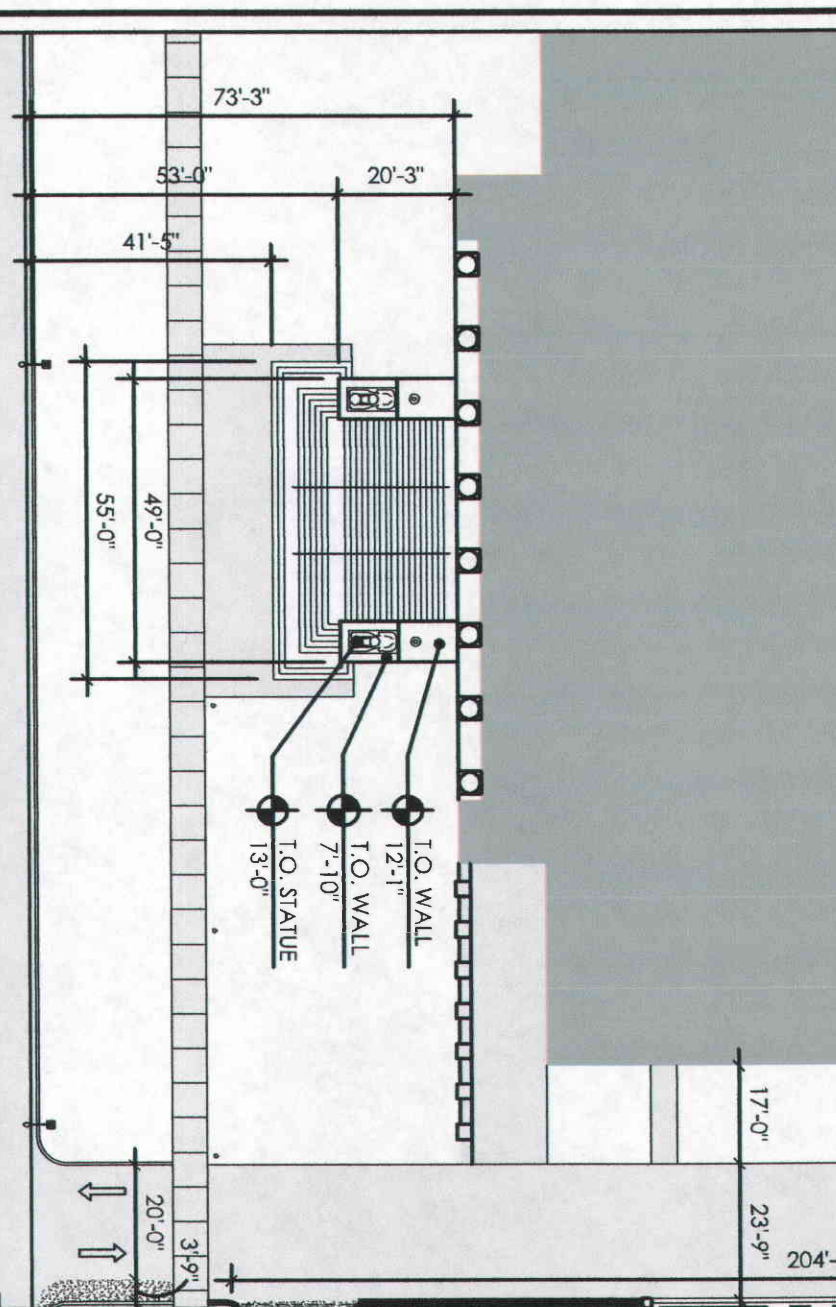
Otto Gehring, AIA
Project Architect

Attachment B

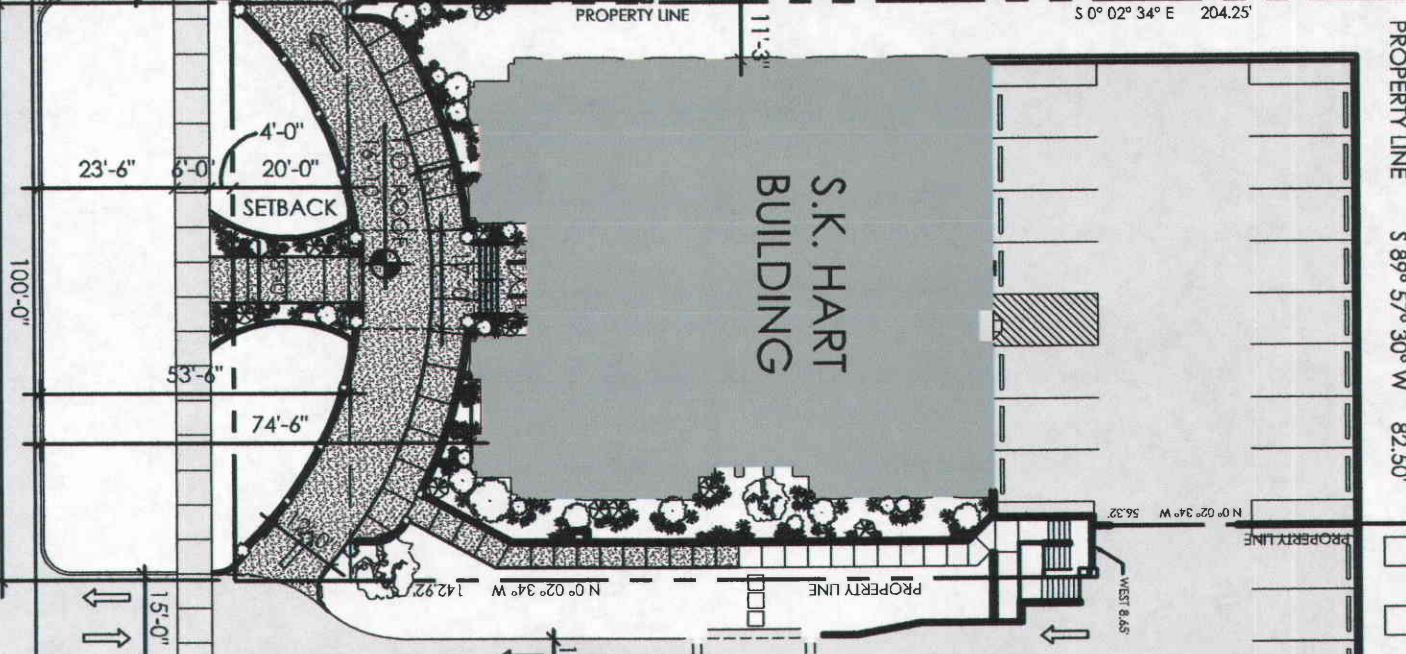
Site Plan



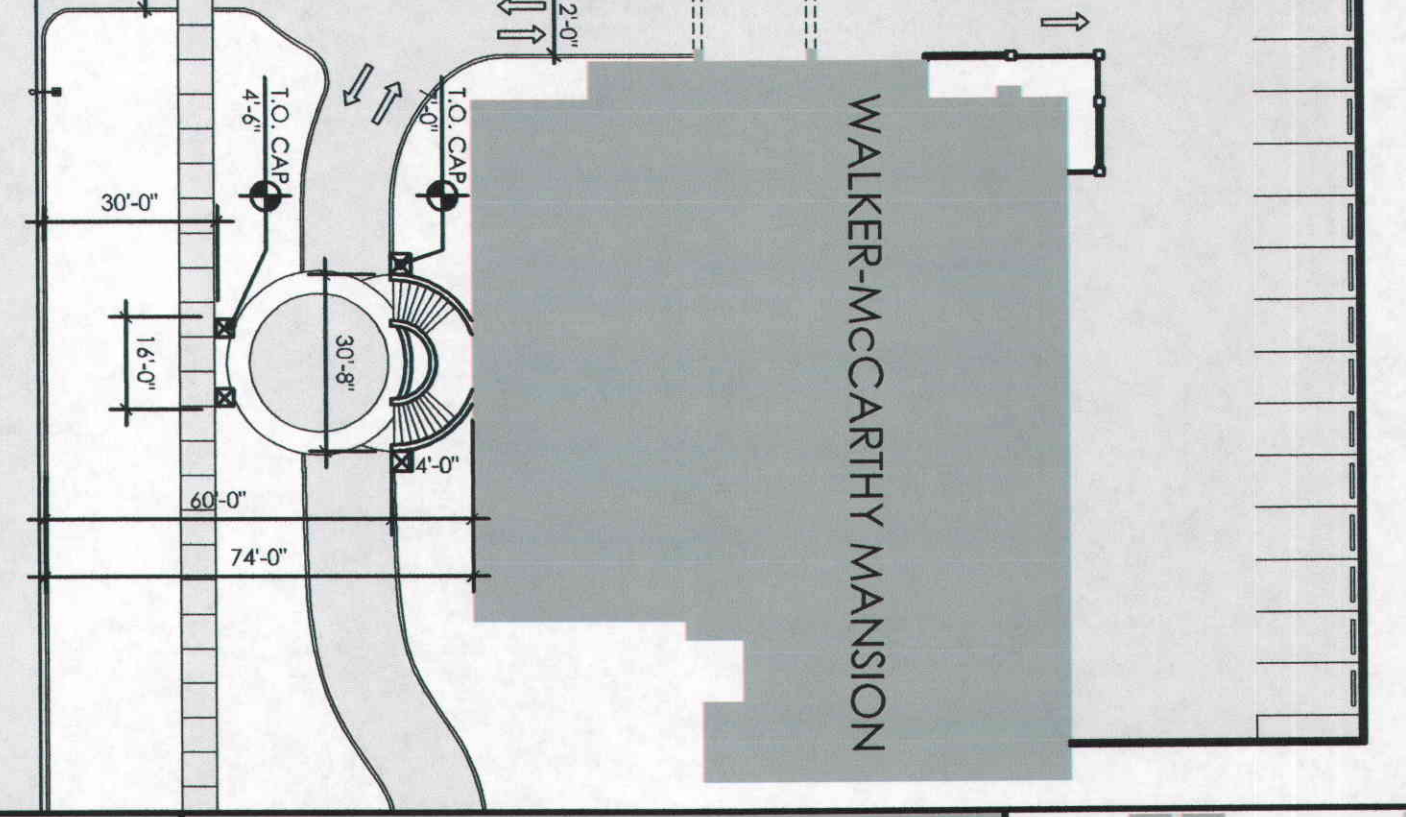
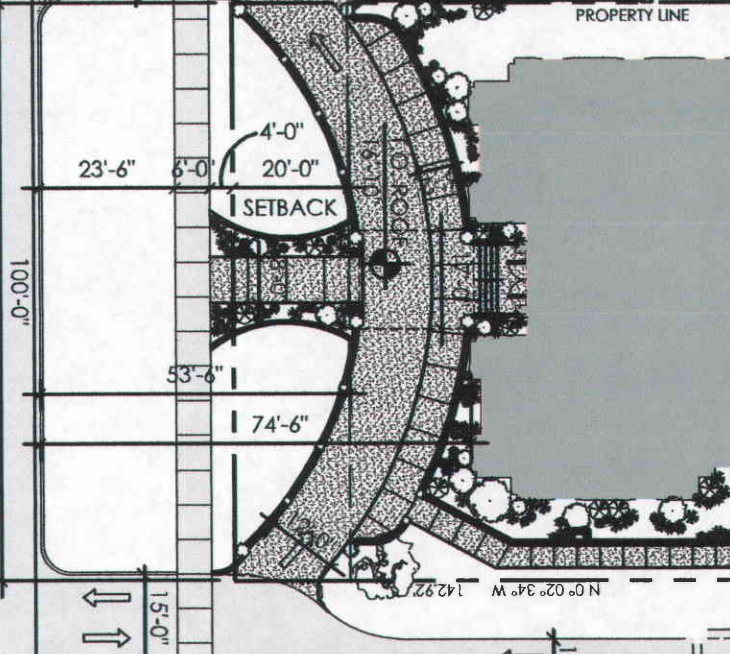
MASONIC TEMPLE



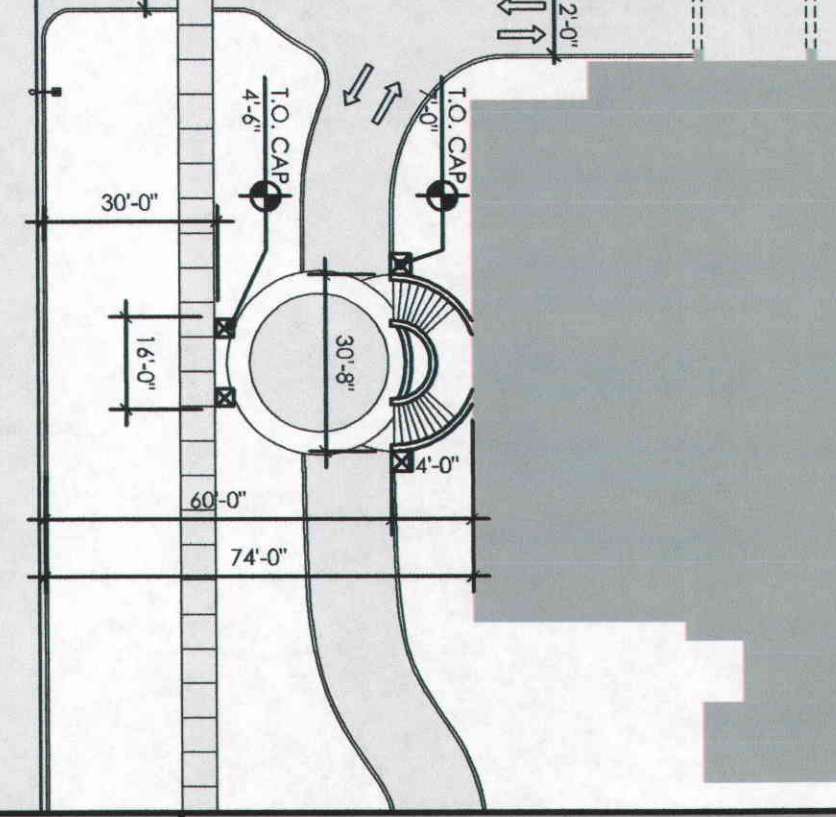
SOUTH TEMPLE



S.K. HART BUILDING



WALKER-MCCARTHY MANSION



A

COMPREHENSIVE SITE PLAN

SCALE: 1/32"=1'-0"



THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.

910 South 600 East
Salt Lake City, Utah 84102
P: 801.355.8888
F: 801.355.8880

THE FIRM, ITS ARCHITECTS AND DESIGNERS, IN THE PREPARATION OF THIS PLAN, HAVE BEEN LICENSED PROFESSIONALS IN THE STATE OF UTAH. THE FIRM AND ITS ARCHITECTS AND DESIGNERS ARE NOT PROVIDING ANY PROFESSIONAL SERVICES IN ANY OTHER STATE. THE FIRM AND ITS ARCHITECTS AND DESIGNERS ARE NOT PROVIDING ANY PROFESSIONAL SERVICES IN ANY OTHER STATE. THE FIRM AND ITS ARCHITECTS AND DESIGNERS ARE NOT PROVIDING ANY PROFESSIONAL SERVICES IN ANY OTHER STATE.

SK HART BLDG.
630 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH

PROJECT #: 08-140.01
DRAWING REFERENCE: -
DATE: 11.15.08

COMPREHENSIVE SITE PLAN

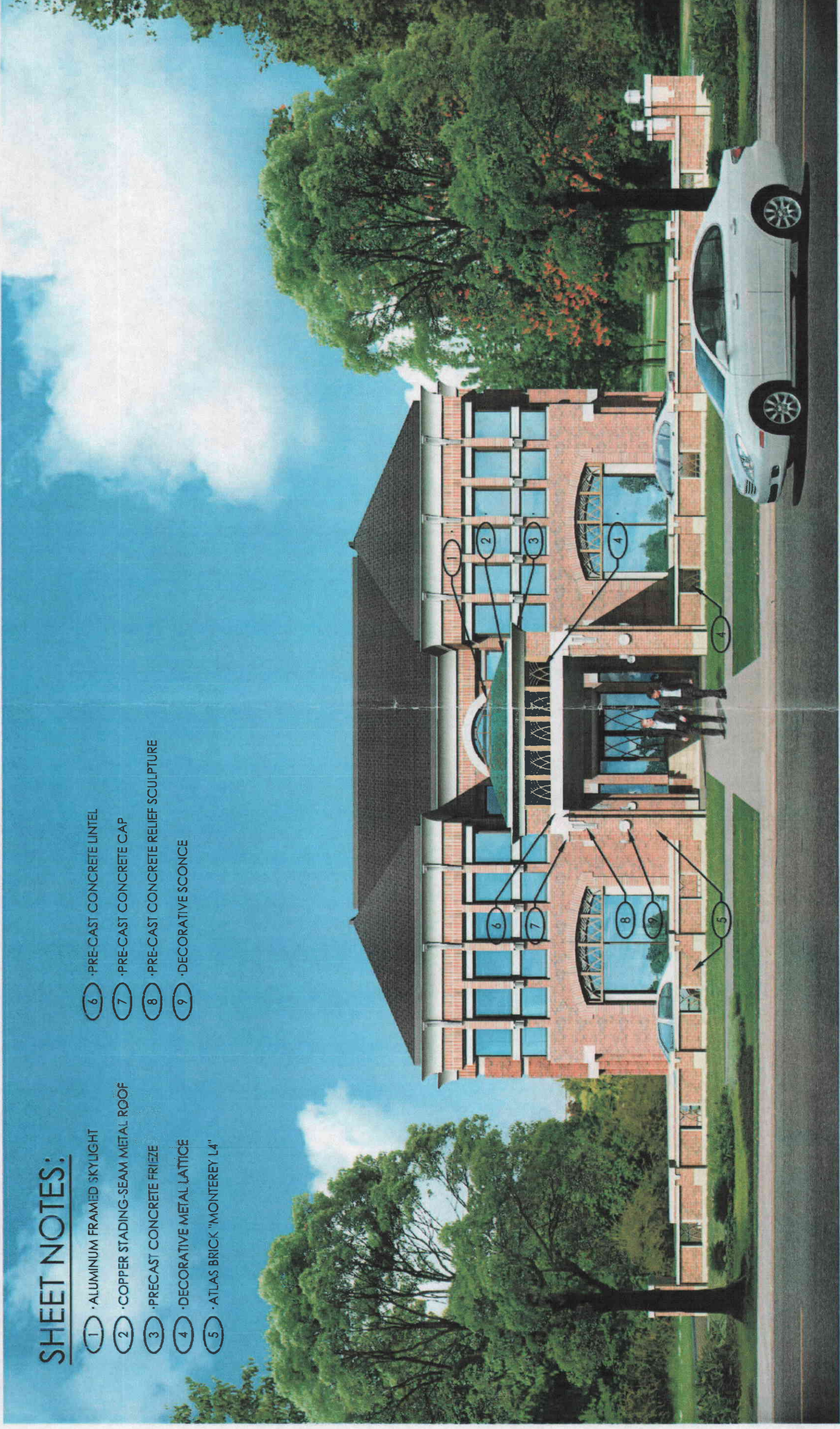
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Attachment C

Elevations

SHEET NOTES:

- ① · ALUMINIUM FRAMED SKYLIGHT
- ② · COPPER STADING-SEAM METAL ROOF
- ③ · PRECAST CONCRETE FRIEZE
- ④ · DECORATIVE METAL LATTICE
- ⑤ · ATLAS BRICK "MONTEREY L4"
- ⑥ · PRE-CAST CONCRETE LINTEL
- ⑦ · PRE-CAST CONCRETE CAP
- ⑧ · PRE-CAST CONCRETE RELIEF SCULPTURE
- ⑨ · DECORATIVE SCONCE



○ FRONT ELEVATION RENDERING

SCALE: NOT TO SCALE

Attachment D

Photographs









