

**HISTORIC LANDMARK COMMISSION  
STAFF REPORT**

**Town Club Screening Improvements**  
PLNHLC2010-00299  
1081 East South Temple  
July 7, 2010



Planning Division  
Department of Community and  
Economic Development

**Applicant**

Town Club Preservation  
Foundation

**Staff**

Ray Milliner  
[ray.milliner@slc.gov](mailto:ray.milliner@slc.gov)

**Current Zone**

SR-1A

**Master Plan Designation:**

Avenues, Medium Density  
Residential

**Council District**

District 3, Stan Penfold

**Community Council**

Greater Avenues Jim Jenkin  
Chair

**Lot Size:**

Approximately .31 acres

**Current Use**

- Fraternal Building

**Applicable Land Use  
Regulations**

- 21A.34.020 (G)

**Notification**

- Notice mailed June 24, 2010
- Sign posted June 24, 2010
- Posted to Planning Dept and Utah State Public Meeting websites June 24, 2010

**Attachments**

- A. Site plan
- B. Schematic Drawing
- C. Application Material
- D. Photos

***Request***

The applicant, Town Club Preservation Foundation at 1081 East South Temple is requesting that the Historic Landmark Commission approve corrugated steel as a siding material for a mechanical equipment/dumpster enclosure on the rear of the property.

***Staff Recommendation***

Staff recommends that the Historic Landmark Commission review the request to use corrugated steel and perforated galvanized steel as a screening material, and approves it pursuant to the analysis and findings in this staff report.

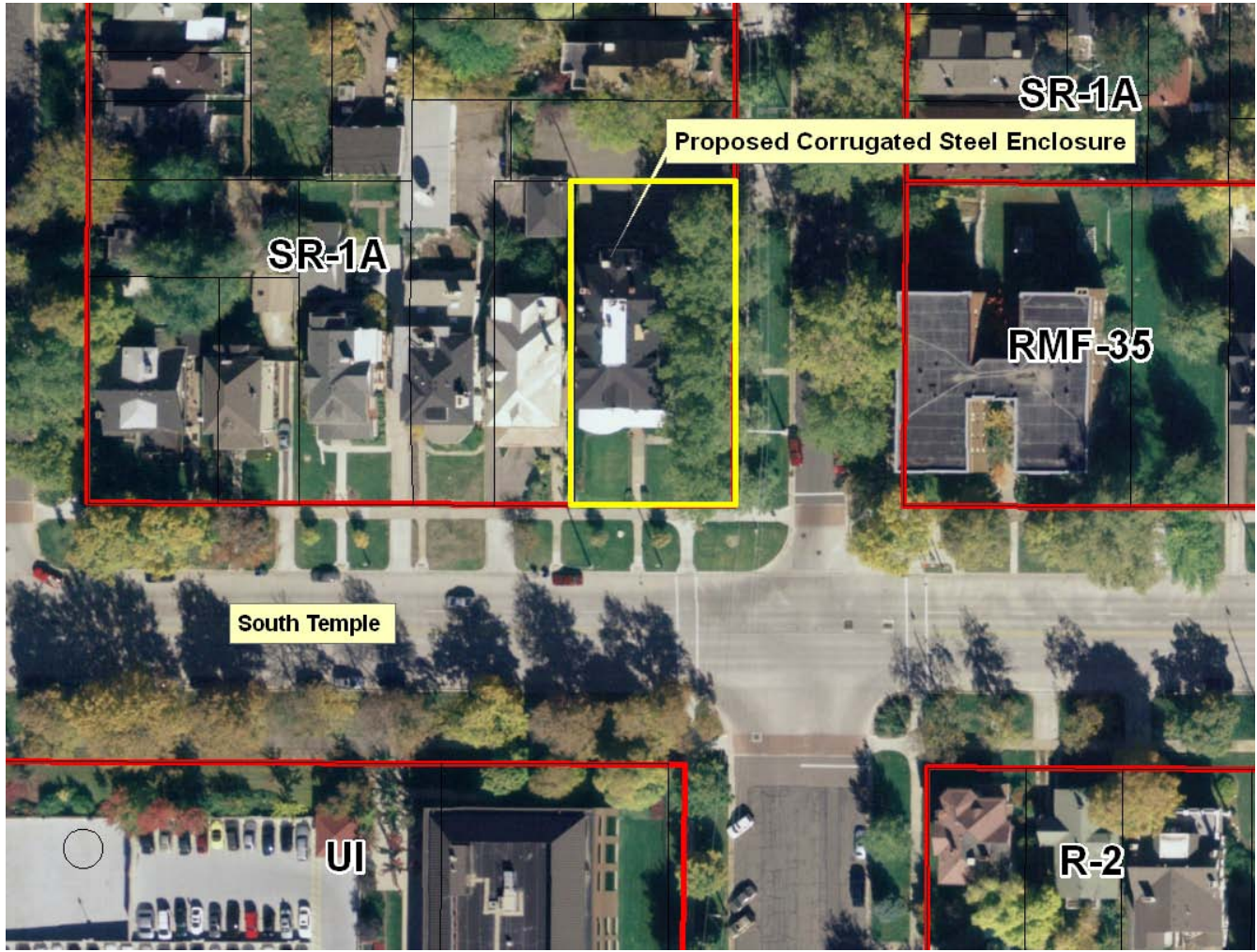
***Options***

Approval: If the Commission finds that the proposed project meets the standards of the ordinance, the application should be approved provided the structure conforms to the requirements of the Uniform Building Code and all other applicable City ordinances.

Denial: If the Commission finds that the proposed project does not meet the standards of the ordinance the application should be denied.

Continuation: If the Commission finds that additional information is needed to make a decision, then a final decision may be postponed with specific direction to the applicant or Planning Staff regarding the additional information required for the Commission to take future action.

## VICINITY MAP



### **Background**

#### **Project Description**

This is a request to allow corrugated steel and perforated galvanized steel as a siding material for a dumpster enclosure on the rear of a historic building located at 1081 East South Temple. The current use of the building is as a fraternal meeting space. The property is a corner lot with the front of the building facing South Temple and the side facing Q Street. The proposed enclosure is visible through a rear parking lot from Q Street.

The colonial revival structure was built in 1906 and is identified as a “B” contributing structure in the 2006 South Temple historic reconnaissance survey. The applicant would like to build the screen with multiple gate entries along the rear section of the building (facing a small parking lot) where the dumpster is located. The new material would replace an existing wood non-historic screen that has fallen into disrepair. The rationale for the metal is that it is lighter than wood, and therefore will reduce the wear and tear on hinges and posts, thereby prolonging the life of the screen.

If approved, the applicant will build an 8 foot tall, two tiered fence like enclosure with 3 entry gates to the various facilities. The bottom (approximately 5 feet) would be constructed from corrugated steel and the top

(approximately 2 feet) built with perforated galvanized steel (see schematic drawing exhibit B). The enclosure would screen a dumpster, mechanical and recycling facilities in the rear of the building.

## **Comments**

### **Public Comments**

No public comment regarding this application was received as of the date of the preparation and distribution of this staff report.

## **Analysis and Findings**

### **Findings**

#### **21A.34.020 H Historic Preservation Overlay District**

G. Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure: In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Of the standards outlined in this section of the Zoning Ordinance, it is standard number twelve (12) that pertains specifically to the subject request for the screen. Standard twelve (12) refers to additional design standards adopted by the Historic Landmark Commission and City Council. Planning Staff, therefore, has reviewed this request based on pertinent materials in two documents adopted by the Historic Landmark Commission; the *Design Guidelines for Residential Historic Districts in Salt Lake City*, and the *Policy Document – Salt Lake City Historic Landmark Commission*.

#### **General Design Guidelines.**

Chapter 12.3 Minimize the visual impacts of mechanical equipment as seen from the public way. Screen mechanical equipment from view. Screen ground mounted units with fences, stone walls, or hedges. Where roof top units are visible, provide screening with materials that are compatible with those of the building itself. Do not locate window air conditioning unit in the primary façade.

**Analysis:** The applicant is proposing to screen the rear mechanical and garbage equipment with an 8 foot tall fence/screen. Section 21A.48.120 of the Salt Lake City Zoning Ordinance states:

“All refuse disposal dumpsters, except those located in the CG, M-2, and EI districts shall be screened on all sides by a solid wood fence, masonry wall or an equivalent opaque material to a height of not less than six feet but not more than eight feet.”

**Finding:** Staff finds that the proposed mechanical equipment screen meets the minimum requirements of this design guideline, as well as those of the Zoning Ordinance.

#### **Design Guidelines for Residential Historic Districts in Salt Lake City**

Chapter 1.0 of the Design Guidelines addresses design standards for site features and specifically addresses fences. The following guidelines are of particular note in light of the subject fence:

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.

1.2 Preserve original fences.

Replace only those portions that are deteriorated beyond repair

1.3 For a replacement fence, use materials that appear similar to that of the original

A painted wood picket fence is an appropriate replacement in most locations. A simple metal fence, similar to traditional “wrought iron” or wire, also may be considered. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.

1.4 A replacement fence should have a “transparent” quality, allowing views into the rear from the street. Using a solid fence, with no spacing between the boards, is inappropriate in a front yard. Chain link is not allowed as a fence material where it would be visible from the street. Vinyl fencing is reviewed on a case by case basis. In some instances, it is allowed if it is not seen from the street, if the style of the fence is compatible with the house and if the vinyl fence is not replacing an historic fence or landscape feature.

Chapter 12.0 of the Design Guidelines addresses general design standards and specifically addresses fences. The following guideline is of note in light of the subject fence:

12.9 The use of traditional site structures is encouraged.

Constructing retaining walls and fences that are similar in scale, texture, and finish to those used historically is appropriate.

**Analysis:** Although the building in question is a contributory historic structure, the wood screen is a contemporary feature, installed within the last 20 years. As a result, the applicant is neither proposing to remove any historic features on the site, nor eliminate a contributory original screen from the property.

The applicant is proposing the corrugated metal and perforated galvanized steel as an alternative to traditional wood screening because the metal is lighter weight than the wood. This is important because the structure has multiple access gates to the mechanical, dumpster and recycling areas that are rather large and cumbersome. The metal will reduce the wear and tear on the hinges and posts, thereby extending the life of the gates.

The transparency of the screen is limited to the upper galvanized steel section. Nonetheless, the material proposed in the rear is appropriate, as it is designed to screen unattractive mechanical and garbage uses from view. Further, the use will be significantly set back from adjacent properties, thereby limiting the visual impact of the metal on adjacent uses. The metal will be painted a non-reflective color to subdue the visual impact of the metal.

**Finding:** Staff finds that the proposed corrugated and galvanized steel screening material is appropriate for the site due to the fact that the existing screen is not historically significant, and the screen is set back significantly

from adjacent uses. Further, the use of the metal will extend the useful life of the screen as the material is lighter and more durable than the alternative wood material.

### **Policy Document – Salt Lake City Historic Landmark Commission**

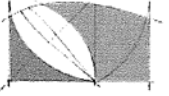
This policy document was originally approved by the Historic Landmark Committee, now the Historic Landmark Commission, on February 1, 1984. This document specifically addresses fences in section 14.0, and was updated and revised on February 3, 1993. This section reads as follows:

The relationship between an historic building and landscape features help to define the historic character of the site. Among the various visual aspects relating to the setting of an historic property are such site features as fences, including their design and materials. Appropriate fencing materials in historic districts or around historic properties include the following: wood, wrought iron, and masonry.

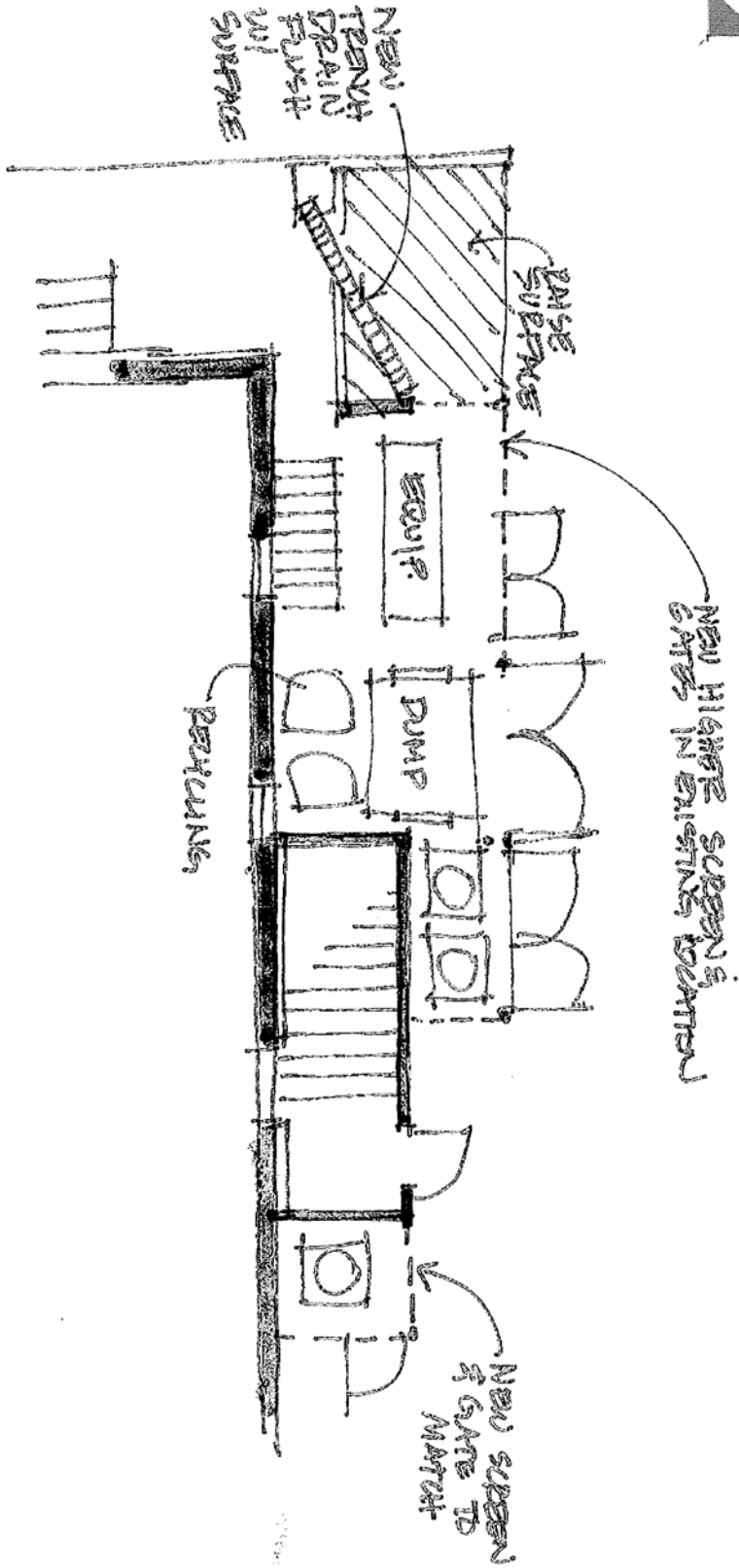
**Analysis:** In terms of this policy statement, although metal style screening is not specifically called out as an accepted material, the HLC has the authority to review and approve or deny such materials on a case by case basis.

**Finding:** The subject screen is entitled to a review for appropriateness by the HLC.

**Attachment A**  
Site Plan



BLACKNER ARCHITECT, LLC  
 elizabeth | blackner, architect aia lead ap  
 801 703 5111



1 OPTION 2 PLAN  
 02 1/8" = 1'-0"

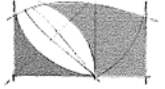
TOWN CLUB SCREENING IMPROVEMENTS  
 1081 E. SOUTH TEMPLE-SALT LAKE CITY, UT

CONCEPT  
 3/2/2010

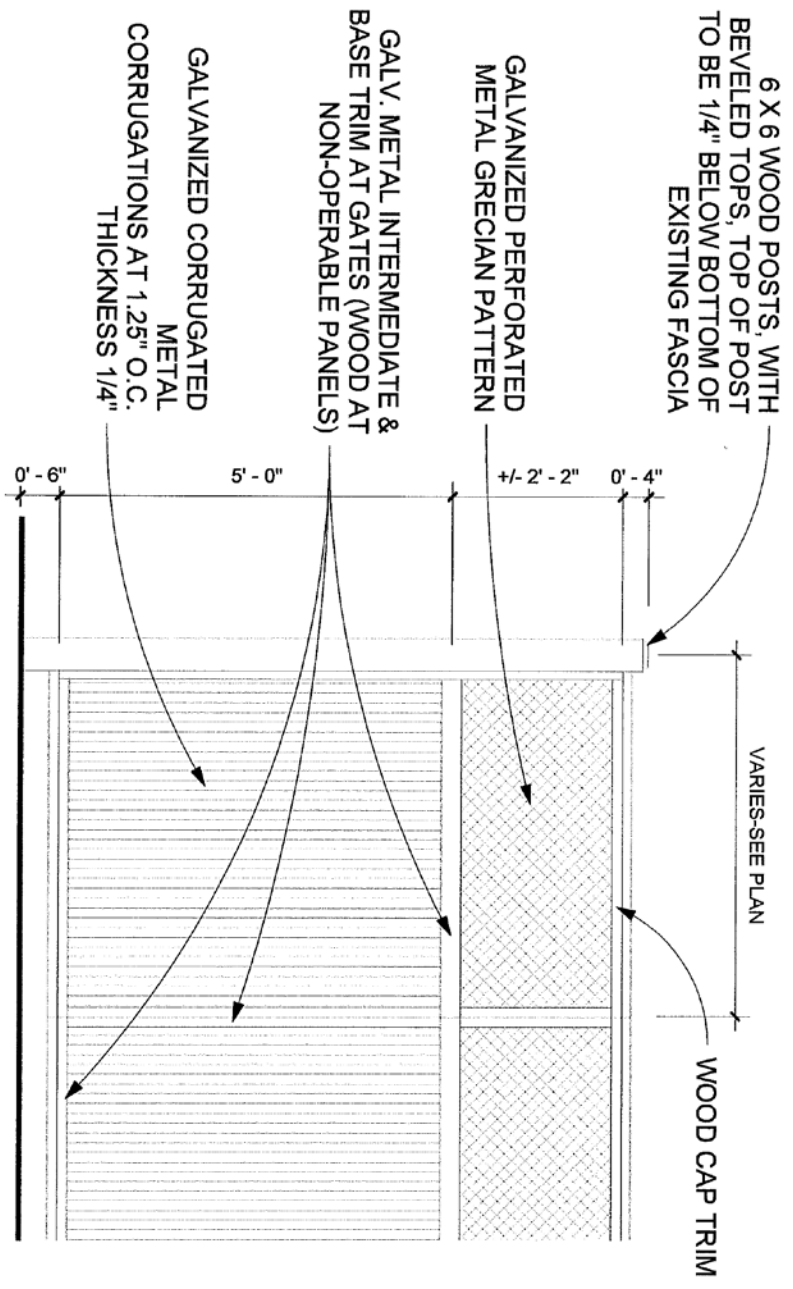
02  
 OPTION 2

**Attachment B**  
Schematic





BLACKNER ARCHITECT, LLC  
 elizabeth j blackner, architect ala lead ap  
 801 703 5111



SCREEN SYSTEM TO BE PAINTED WHITE

TOWN CLUB SCREENING IMPROVEMENTS  
 1081 E. SOUTH TEMPLE-SALT LAKE CITY, UT

SCHEMATIC  
 5/17/2010

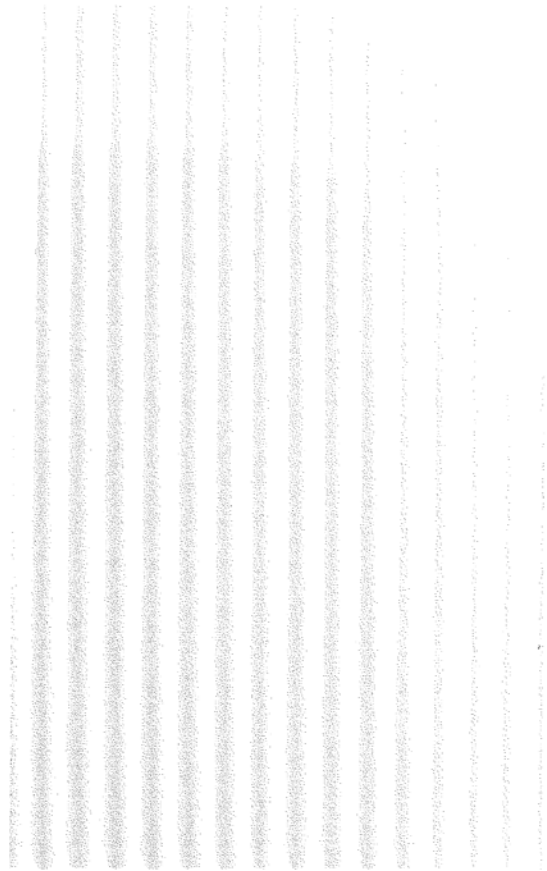
A1  
 SCREEN ELEVATION -

**Attachment C**  
Application Information

Town Club Screening Improvements  
Proposed Screening Materials  
May 17, 2010

**GALVANIZED CORRUGATED METAL  
(SOLID LOWER PORTIONS OF PANELS)**

**WOOD TRIM AT ALL FIXED  
PANELS**





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**Project: Town Club Equipment Screening Improvements**  
1081 E South Temple, Salt Lake City, Utah 84102

**Date: May 17, 2010**

**Historic Landmarks Committee Narrative:**

As part of this project a change in screening materials is proposed, which is the aspect of the project that staff felt justified review by the HLC.

The existing screen and gates are composed of wood. Over time and use, the existing gates and fencing have become out of kilter which is contributing to a "junky" look at the back of the house. Because the new screen will extend to the height of the bottom of the existing fascia, the panels will be larger, and if made out of wood, heavier. If we rebuild the new screen out of wood, it is likely that the same unattractive misalignment would occur in a few years. In order to prevent this, an effort was made to seek lightweight materials that would be as compatible as possible with the historic nature of the area and function well in this unique situation.

The proposed screen system would be made out of a combination of wood and metal\*:

The proposed material for the solid lower portion of the screen panels is small scale corrugated galvanized metal painted white. The corrugations would run vertically.

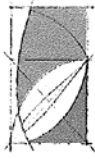
The proposed material for the upper portion of the screen panels is perforated galvanized metal painted white.

The posts will be wood, painted white. The top of the posts will be beveled.

The frame/trim on fixed panels would be wood.

The frame/trim on the operable panels (gates) would be galvanized metal painted white.

\*See attached drawings, material cut sheets and photos which illustrate the proposed metal materials.



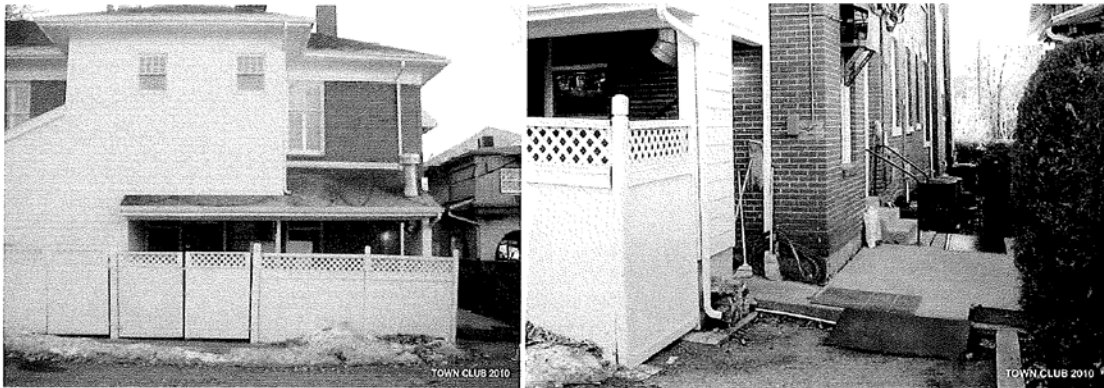
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**Project: Town Club Equipment Screening Improvements**  
1081 E South Temple, Salt Lake City, Utah 84102

**Date:** May 17, 2010

**The aims of this project:**

- Improve aesthetics of the north side of the Town Club.
- Improve screening of the existing mechanical equipment and dumpster.
- Encourage recycling by providing area for recycling bins.
- Improve access to and from west service door which is currently hampered by poor drainage, ice build-up and step at curb



**Project Description:**

- Remove existing screen fencing and gates. Build new lighter weight screen wall and gates in existing location (north of edge of roof) which extend up to height of fascia to close visual gap between top of fence and bottom of roof to better screen mechanical ductwork.
- Adjust and rebuild existing equipment piping, equipment locations and concrete equipment pad to allow room for recycling containers.
- At NW corner of building, raise parking lot paving surface to be flush with existing curb and install trench drain to improve drainage path from roof gutter and wheeled access to and from kitchen for deliveries.

**Attachment D**  
Photos

