

HISTORIC LANDMARK COMMISSION

WESTERN GARDEN CENTER RENOVATION PLNHLC2010-00791 550 South 600 East January 5, 2011



Planning and Zoning Division
Department of Community and
Economic Development

Applicant:

Western Garden Center, Ken
Stuart representative

Staff

Ray Milliner
ray.milliner@slcgov.com
(801)535-7645

Zone:

CN (Neighborhood Commercial)

Master Plan Designation:

Central Community, Medium
Residential Mixed Use

Council District:

District 4 – Luke Garrott

Lot Size:

Approximately .19 Acres

Current Use:

Commercial

**Applicable Land Use
Regulations:**

- 21A.34.020 G

Notification:

- Notice mailed on 7/22/10
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 7/22/10
- Property posted on 7/23/10

Attachments:

- A. Letter from Applicant
- B. Site Plan and Elevations
- C. Photos

Request

The applicant, Western Garden Center, represented by Ken Stuart is requesting approval of a renovation and addition to the flat roofed sales building on site. The proposed renovation will add a pitched roof to the front section of the building.

Recommendation

Staff recommends that the Historic Landmark Commission review the proposed renovation, and approve the application pursuant to the findings and conditions of approval in this staff report.

Conditions of Approval

1. The building shall meet all applicable zoning ordinance requirements including height and setbacks.
2. Final approval of exterior materials and windows shall be delegated to staff for SLC Historic District Design Guideline review and approval.

VICINITY MAP



Background

The main building at Western Garden Center is a one story glass and block building with a front addition. The rear section is flat roofed, heavily glassed structure with a sandstone wainscot and aluminum details. The front addition is flat roofed, windowless, built with cement blocks and is covered in vines. The applicant is seeking approval of a design to pitch the roof and add some windows and doors to the east addition.

The applicant submitted an application for a demolition/determination of significance for the building in August of 2009, with the intention of demolishing the building and constructing a replacement on the same site. The structure is featured as noncontributory in the 1989 reconnaissance survey for the central community. Nonetheless, since the time of that survey the building has reached an age (greater than 50 years) where it is eligible to become contributory. No action was taken on the application, as the applicant determined that rather than demolish the structure, he would renovate it.

For the purpose of this application, staff is reviewing the proposal as if it were a contributory structure.

Project Description

The applicant would like to put a pitched roof on the front addition of the building, which would then be converted into a reception center. This area would be used for large gatherings, parties, weddings etc. The rear section would remain as is and would be used for the retail operation of the garden center.

In addition to the roof, the applicant proposes to cut doorways and windows into the walls, and add balconies and dormers to the upper section (see plans attached as exhibit A).

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

ZONING ORDINANCE AND DESIGN GUIDELINES 21A.34.020 H Historic Preservation Overlay District

G. Standards For Certificate Of Appropriateness For Alteration 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, or the Planning Director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the City:

Standard 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 use of the property is commercial, and will continue to be commercial.

Finding: The proposal meets this standard.

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: The changes proposed to the exterior of the building are located on the front addition of the structure. This section is a cement block structure with no windows or doors. The proposed modifications will not impact the exterior of the rear portion, which has retained a measure of its original architectural feel and design. The addition design is utilitarian. The proposed changes will add interest to the otherwise blank façade by providing windows, doors, dormers and a pitched roof.

Finding: The changes to the building are located on the parts of the structure that do not contain the defining characteristics of the building. Rather, staff finds that the proposed changes will have a positive effect on retaining and preserving the building as it will rehabilitate the structure and ensure its use into the future.

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: The pitched roof is simple in its design. It is not out of character from the existing buildings in the immediate neighborhood but different enough that it will not recreate or replicate the existing history in the neighborhood.

Finding: The proposed alteration does not create a false sense of history, and in general reflects the original historic character of the building in its style and dimensions.

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

Analysis: The proposed changes impact the front addition, however, the applicant is proposing to retain it rather than demolish it. The applicant submitted a demolition request for the building in August of 2009. After discussions with staff the decision was made to retain the building to meet their immediate needs rather than to demolish it. Most of the work proposed will impact the existing addition which will enable the preservation of the original and more architecturally interesting sections of the building.

Finding: Staff finds that the proposal to modify the existing addition meets this standard.

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

Analysis: The architectural features that characterize the building are located in the rear, away from the area where the work will be done. The proposed modifications will not alter or impact the more significant areas in the rear of the building. The architectural features of the addition will be retained and replicated. The applicant is proposing to leave the existing vines on the walls.

Finding: Staff finds that the proposal to modify the existing addition meets this standard.

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: With the exception of the existing flat roof, the applicant is proposing to reuse all exterior materials, including the cement blocks. Doors and windows will be similar in size and scale to those seen in other contributory buildings in the neighborhood. Staff has inserted a condition of approval stating that the applicant work with staff to finalize all exterior treatments prior to the issue of a building permit.

Finding: Staff finds that the proposal meets this standard.

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: This proposal does not involve chemical or physical treatments.

Finding: This criterion is not applicable.

Standard 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: In general, the proposed design is compatible with the surrounding architecture and neighboring buildings as it relates to massing, scale and environment. Staff will work with the applicant to ensure that the materials and treatments used compliment the natural environment in size, scale, and character.

Finding: The proposed addition will not destroy significant cultural, historical, architectural or archaeological material.

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 proposed work will be done to an existing addition. No changes to the original building are proposed. The existing addition in and of itself does not contribute to the overall significance of the building. Therefore, the work proposed will not have a negative effect on the original structure as it relates to the historic integrity of the building and the environment.

Even though the applicant is proposing to make the front addition taller, this height will have little visual effect on the building when viewed from the street as it is already shrouded from view.

Finding: Staff finds that the proposed modifications will not detract from the existing form and integrity of the original structure. Further, staff finds that the design of the new structure will compliment the historic integrity of the original structure and not detract from the historic environment.

Standard 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: This project does not include altering the siding of the dwelling.

Finding: This standard is not applicable.

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, [21A.46](#) of this title;

Analysis: The design does not include signs.

Finding: This standard is not applicable.

Standard 12: Additional design standards adopted by the Historic Landmark Commission and City Council.

Analysis: No other design standards apply.

Finding: No other design standards apply.

Attachment A
Letter from Applicant



November 30, 2010

SLC Planning Division
451 South State Street, Room 215
P.O. Box 145471
Salt Lake City, Utah 84114-5480

RE: Western Garden Center Major Alterations
550 South 600 East, Salt Lake City, Utah

To Whom It May Concern:

Since we received approval to add a Reception Center as an accessory use to our existing Garden Center on November 12, 2009 (please see the attached letter of approval) we have considered various options. These options ranged from demolition of the existing facility and rebuilding; adding a second level; to just remodeling the existing facility. After considering all salient information, cost proposals and the state of the current economy, we have opted to remodel the interior with a few adjustments to the exterior of the building.

Site Improvements/Parking

The footprint and parking will not change; and, no new footage will be added or demolished to any structures on the site. The main change will be from a flat roof to a pitched roof. It is noted, the garden center and reception center will not be open at the same time; thus, the parking will either be used for the garden center or the reception center. A new concrete landing will be added in the landscaping area leading to the reception center as noted on the plans. The site includes other improvements, including a building and other improvements north of the garden center and garden area. These improvements will not change.

Remodel Existing Interior

The remodel of the interior is largely cosmetic, but does include adding a wall to separate the garden center into two spaces, please see A1.1. The west end, labeled 'Garden Center' will be used exclusively as a Garden Center. The area designed as 'Reception Center' will be used during the day as a garden center with movable shelves; and, as a reception center in the evenings that receptions are scheduled. For a working model of this layout, you can visit our Sandy location.

It is noted, this separation wall is also the separation of two existing structures. The area designated as "Garden Center" was built first; and, the area designated as 'Reception Center' was added on about 20 years later.

This remodel includes some alterations to exterior walls associated with the Reception Center only (outlined in highlighter), which is the purpose of this letter and which is discussed in the paragraphs that follow:

Roof Structure

We currently have a flat roof, which we regret building nearly 50 years ago. It is a constant maintenance nightmare; chiefly in the winter months with the snow load. It is also problematic in the spring and fall months when we receive moisture. We are constantly patching and repairing the roof over the area designated as "Reception Center". If we are going through the cosmetic remodel of the interior, we don't want continued exposure from the roof and want to solve this problem by creating a pitched roof.



We plan to use a metal shingle roof system for look and longevity (please see attached samples we plan to use the Vermont Blue Color); and, windows Amsco (Marvin style) in decorative wood frames (as shown) in the dormers to bring in natural light and to enhance the look of the exterior. The roof of the dormers will be covered with the same material as the remainder of the roof.

Also, a small wood balcony with a wrought-iron fence will be installed in the center of the roof structure. The overall objective is to match the look of surrounding properties including Trolley Square to the east. Exterior elevations are shown on the A1.1

West Elevation

The west elevation is associated with the Garden Center and will not change at all.

North Elevation

The garden center side will not change at all; while, the Reception Center side will receive minor modifications. It is noted; however, the existing overhead door (leading to the greenhouse) will be removed and filled-in with masonry block to match the existing block. It is not visible from the street so it will not change the appearance. It was noted to pre-empt any questions.

The area created by the roof pitch will be filled-in with matching masonry and will be covered in IVY in line with the current look

East Elevation (Street View)

The east elevation will remain the same with the IVY finish. Four windows in wood frames (see photo of Amsco windows above) will be added along with a transit window and door. The door is for code purposes only and will be removed if allowed by the building/fire department.

We will also add three decorative lights in the front that will be exactly the same lights at Trolley square as noted in the embedded photo.



South Elevation (Quasi Street View)

The south elevation will remain the same on the "Garden Center" section and will receive a few minor alterations on the area designated as "Reception Center"

The existing entrance will be replaced with double-wood doors and two new windows will be added. The windows will match the windows on the east elevation. The pitch area will be filled in with masonry and covered with IVY.

Conclusion

Thank you for your consideration on these alterations. In summary, the footprint will remain the same for all structures on the site. The main alteration is changing from a flat roof to a pitched roof. We are proposing metal shingles; and dormers with a small wood balcony. The windows in the dormers will be wood with insulated glass (see above photo).

The main elevations will receive windows and a door on the south elevation. Also, we plan to add some lighting to the structure for security purposes. The proposed three lights will be exactly the same as the lights across the street in trolley square (the photo is of the lights in trolley square).

Attachment B
Site Plan and Elevations



SAMUEL J. BRADY

ARCHITECTS

University Club Building
Suite 2216
136 E. South Temple
Salt Lake City, Utah 84111
(801) 595-1752
FAX: (801) 595-1757

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

550 SOUTH 600 EAST

SALT LAKE CITY, UT

WESTERN GARDEN CENTERS

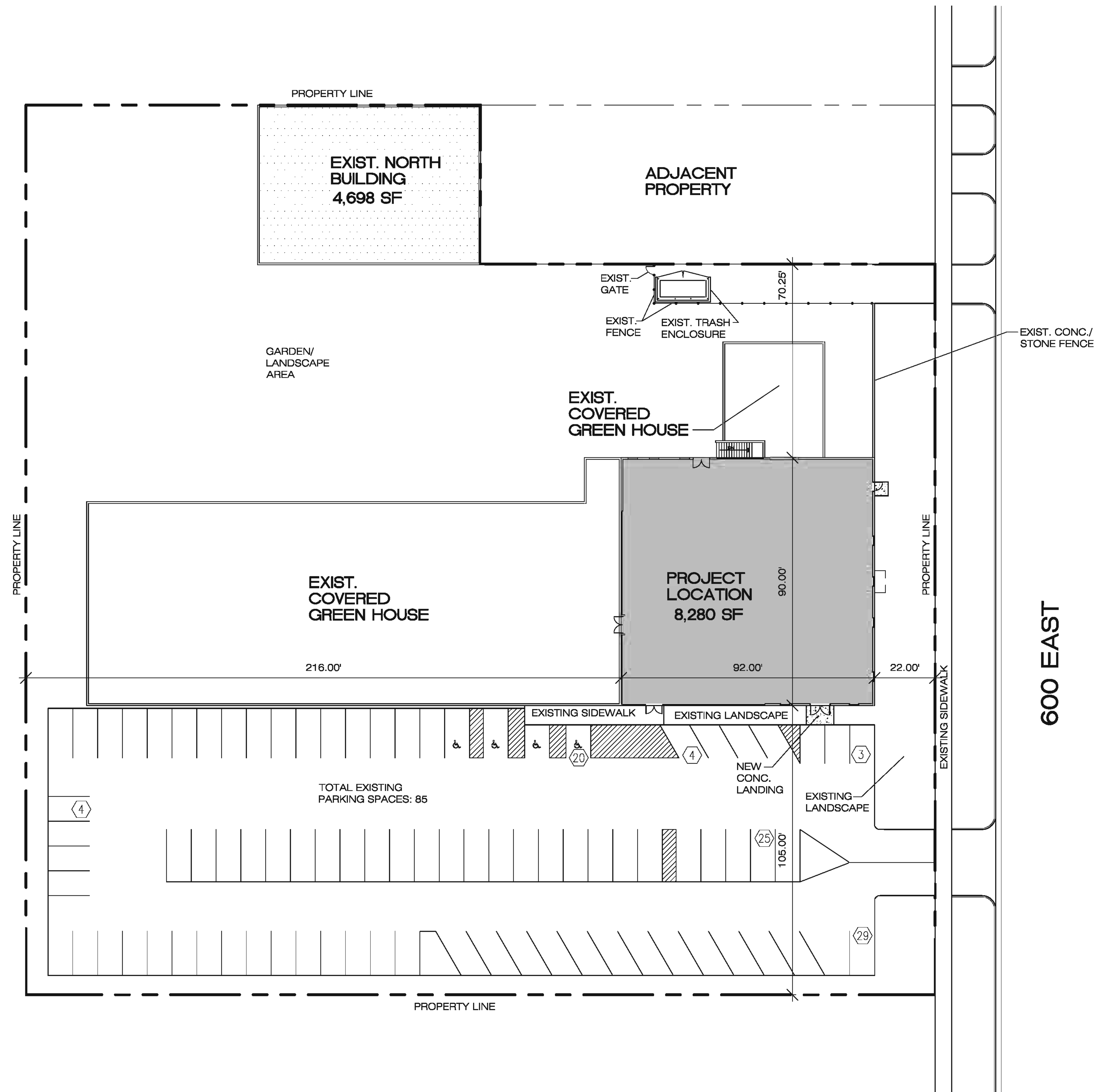
SITE PLAN

SCALE: 1" = 20'-0"

DECEMBER 2, 2010
1012101SD1S1.dwg



SD.1



PROJECT SUMMARY	
GROSS LAND AREA	99,316.8 SF 2.28 ACRES
PROJECT LOCATION BUILDING AREA	8,280 SF
EXISTING BUILDING AREA ON PROPERTY	4,698 SF
TOTAL BUILDING AREA	12,978 SF
LAND TO BUILDING RATIO	7.65
NUMBER OF PARKING SPACES REQUIRED FOR PROJECT LOCATION (3/1 000)	26
NUMBER OF PARKING SPACES PROVIDED FOR PROJECT LOCATION	85



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**550 SOUTH
600 EAST**

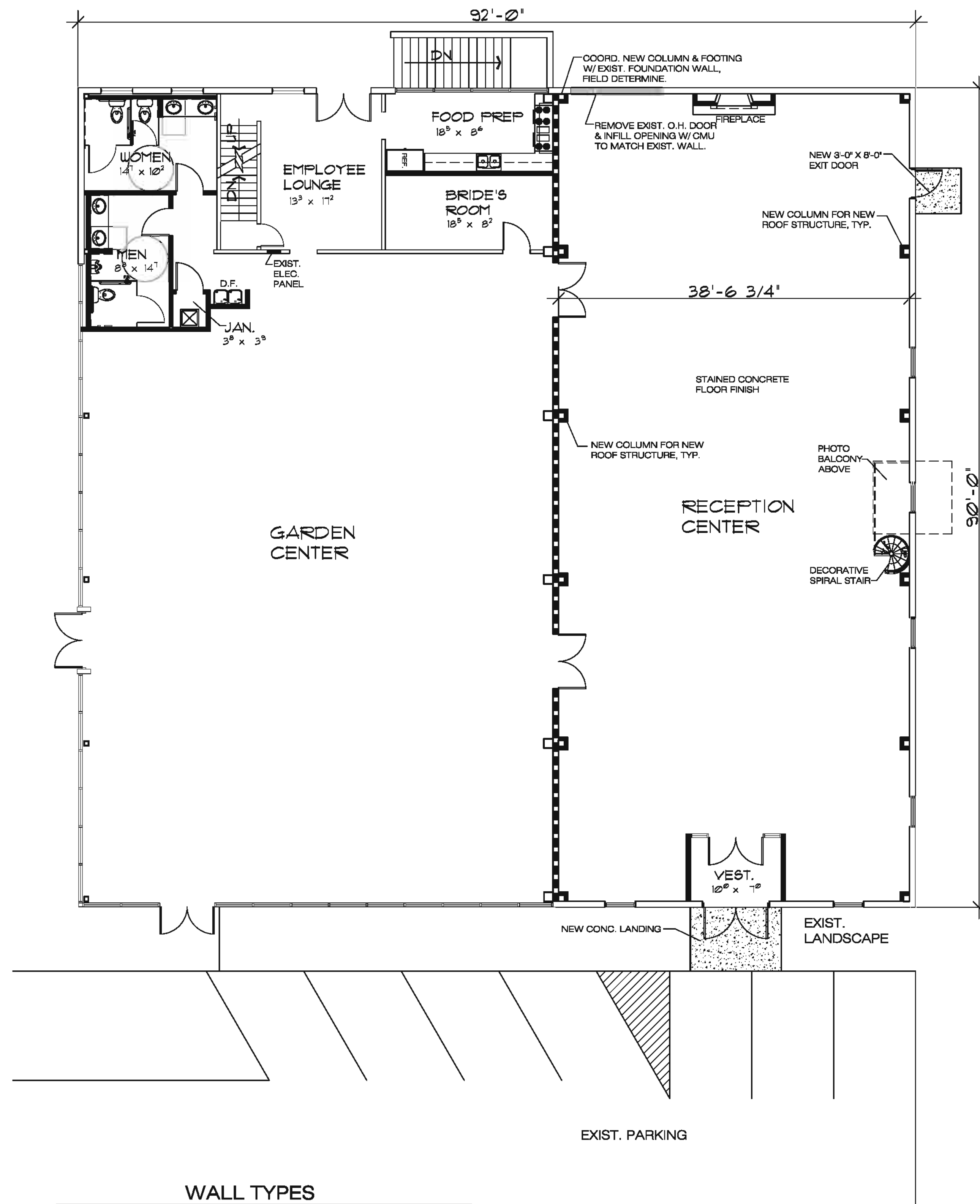
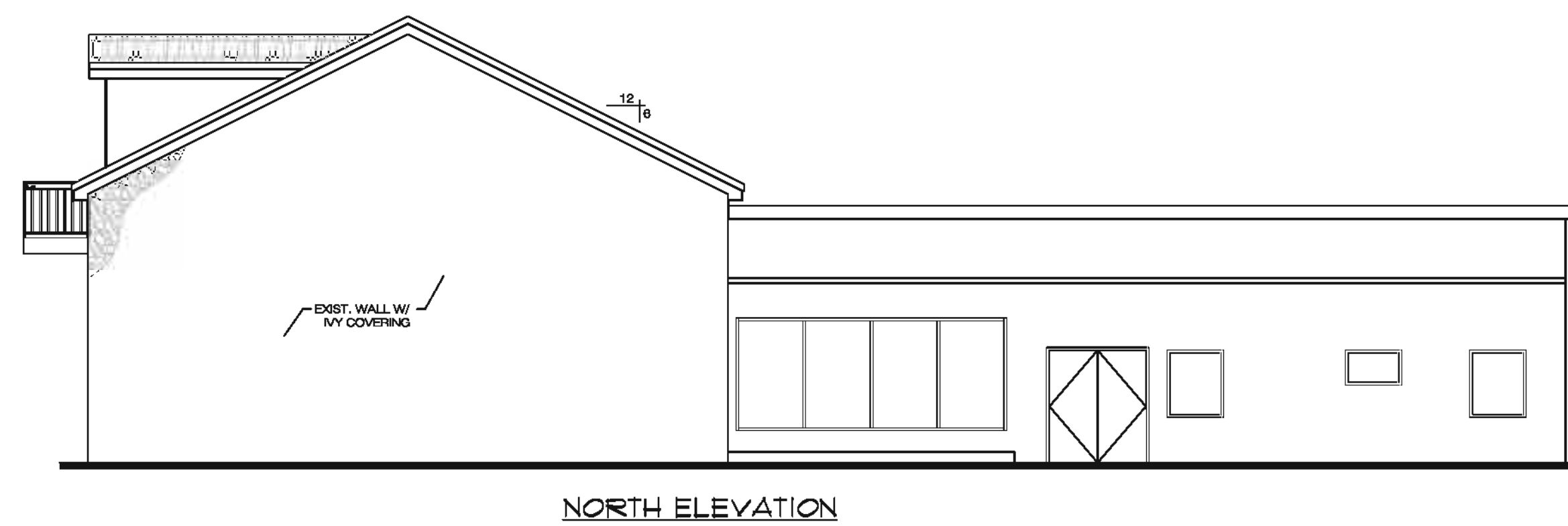
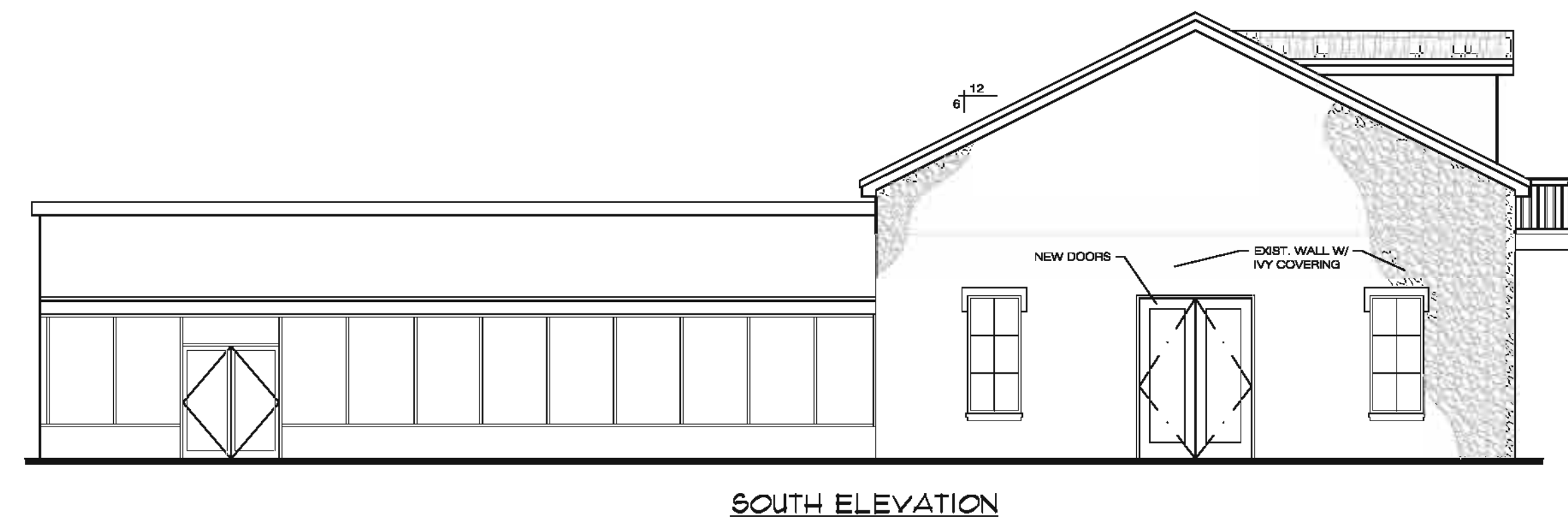
**SALT LAKE CITY, UT
WESTERN
GARDEN
CENTERS**

**FLOOR PLAN &
EXTERIOR ELEVATION**

SCALE: 1/8" = 1'-0"
NOVEMBER 30, 2010
1012101S3.dwg



- T.O. PARAPET ELEV. 121'-5"
- T.O. WINDOW ELEV. 124'-4"
- T.O. PLATE ELEV. 116'-8"
- BALCONY FLOOR/ T.O. EXIST. WALL ELEV. 114'-0"
- T.O. WINDOW ELEV. 110'-2"
- B.O. WINDOW ELEV. 102'-10"
- FINISH FLOOR ELEV. 100'-0"



- WALL TYPES**
- EXISTING WALLS TO REMAIN
 - NEW 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C. W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE
 - NEW 6" METAL STUDS @ 24" O.C. W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE EXTEND TO ROOF DECK.



A1.1

Attachment C
Photos



South Elevation Designated as "Reception Center"



South East Corner of Building Designated as "Reception Center"



North Elevation Designated as "Reception Center"



East Elevation Designated as Reception Center



East Elevation with view of Property to the South



View of Trolley Square Due East