

**HISTORIC LANDMARK COMMISSION
STAFF REPORT**

**1300 South 1500 East Intersection
Westmoreland Place Historic District
Emigration Public Art Project
PLNHLC2010-00801
January 5, 2011**



Planning Division
Department of Community and
Economic Development

Applicant: Salt Lake City Arts Council

Staff: Carl Leith, 535-7758
Carl.Leith@sclgov.com

Tax ID: Not Recorded

Current Zone: R-1-5000 & R-1-7000 Single Family Residential Districts

Master Plan Designation:
East Bench Comm. Master Plan
Low Density 4-8 Units/Acre

Council District:
District 5 – Jill Remington Love

**Wasatch Hollow
Neighborhood Community
Council Chair:** Mark Brinton

Lot Size: Not Applicable

Current Use:
Landscaped Space

Applicable Land Use

Regulations:

- Section 21A.34.020
- Historic Design Guidelines

Notification:

- Notice mailed on 12/23/10
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites 12/23/10

Attachments:

- A. Application
- B. Photographs

Request

A request by the Salt Lake City Arts Council to place one or more pieces of public art within the landscaped space at the intersection of 1300 South and 1500 east, within the Westmoreland Place Historic District. As part of the City Public Arts Program, this installation will form a part of the public art project for the Emigration Neighborhood focused upon 1300 South, and to be situated within or in proximity to the neighborhoods of Westmoreland Place and Yalecrest.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the proposal will be consistent with City policy as defined in elements of the Master Plan, and with the objectives of design standards and guidelines for the Westmoreland Place Historic District. Consequently, staff recommends that the Commission approve this request.

VICINITY MAP



Background

Project Description

The area, which is likely to be a site for one or more pieces of public artwork, is the landscaped area at the gates to Westmoreland Place, at the intersection of 1300 South and 1500 East. This is one possible site for a portion of this public art project which may consist of several individual art pieces designed within a common theme. It is the only potential site, of several under consideration, which falls within the recently designated Westmoreland Place Historic District. The name of the artist has not been released at this time, pending review and approvals for the project.

The project is described as follows.

“This proposal is for a series of bronze bas relief sculptures that reflect the beautiful trees lining the streets in the Yalecrest and Westmoreland Place neighborhoods. Each relief will be the backrest of a bronze bench, designed in the “Arts and Crafts” style consistent with the architecture of the surrounding neighborhoods.

There will be 4 to 5 benches and each will highlight a different type of tree, such as Sycamore, Elm, Honeylocust, and Maple. The tree's distinctive leaves, branches, and seeds will create the designs for the cutout relief panels.

There will also be a quote cast in the top rail of the bench backrest referencing the qualities of the specific tree. The typeface and graphics will be in the unique "Arts and Crafts" style."

The safety and maintenance characteristics are defined as follows.

"The bench locations along 1300 South will be carefully considered for safety and use, but also for interest and their relationship to existing buildings and landscape elements. Each bench will be anchored to a concrete slab.

The bas relief panels will be finished in rich patina colors that range from blue, green, and red to orange, and brown. There will not be any sharp textures or points and the bronze will become richer with use and weather."

The dimensions of the benches are identified as 5 to 6 feet in width, 24 inches deep and 36 inches high.

The final number and the precise location of the benches have not been fully resolved at this time. The landscape area at the gates to Westmoreland Place is however anticipated to be the site of one or more of the pieces. This is the only potential site which falls within the Westmoreland Place Historic District, designated by the City in August, 2010. As a feature or features of the future streetscape within the historic district a Certificate of Appropriateness is sought in this context.

Comments

Public Comment

No public comment regarding this application has been received.

Project Review

East Bench Community Master Plan

The central urban design goal in the East Bench Master Plan is to:

"Enhance the visual and aesthetic qualities and create a sense of visual unity within the community."

Salt Lake City Master Plan – Urban Design Element

The Urban Design Element of the Salt Lake City Master Plan identifies the following strategy for Art in Public Places.

"Encourage greater emphasis on visual arts within public open space."

City Vision and Strategic Plan – Final Report

The overriding vision of the report is expressed as:

"We envision Salt Lake City as a prominent sustainable city: the international crossroads of Western America, blending family life styles, vibrant artistic and cultural resources, and a strong sense of environmental

stewardship with robust economic activity to create a superb place for people to live, work, grow, invest and visit.”

Salt Lake City Futures Commission – Final Report

The Final Report of the Salt Lake City Futures Commission recommendations identify the importance of opportunities for community artistic and cultural legacies for the City. The vision statement for arts and culture confirms that:

“We believe that art and culture contribute to our quality of life, encourage economic growth, and promote understanding in our society.”

Analysis and Findings

Standards of Review

21A.34.020 G Historic Preservation Overlay District: **Standards For Certificate Of Appropriateness Involving 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 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:

Of the design standards in this section of the ordinance only one has some relevance in this case.

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 & Finding: In as far as this standard relates to the circumstances of this proposal, the historic character of the property in the form of this area of open space can be described as both preserved and also enhanced by the proposal. This space at the entrance to Westmoreland Place will remain and at the same time provide situation for sculpture which draws its inspiration in part from Westmoreland Place, serving to accentuate the role of the space and enhancing the sense of place associated with this introduction to the historic district. As such, the proposals would further the objectives of this standard.

They would contribute to the urban design strategy and goal for the Urban Design Master Plan and the East Bench Community Master Plan, as well as the City vision in the Strategic Plan and Futures Commission report.

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

Analysis and Finding: The Historic Landmark Commission’s *Design Guidelines for Residential Historic Districts in Salt Lake City* are applicable in this case, with pertinent design guidelines identified above.

Design Guidelines for Residential Historic Districts in Salt Lake City

Chapter 1. Historic Site Features

Design Standards for Site Features confirms the following Policy.

Policy

Historic landscape features that survive should be preserved when feasible. In addition, new landscape features should be compatible with the historic context.

The character discussion confirms the following for Parkways, which would be the nearest equivalent to the character of this landscape island forming part of the formal entrance to Westmoreland Place.

Parkways

A parkway is a large grassed or treed median that lines the center of a street such as along 600 East. Where they are found, parkways add unique character to the streetscape. Thus, where parkways have been established, they should remain.

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.

Analysis: The proposal would involve the placement of one or more pieces of public art in the form of bronze benches on the landscape island of the north western entrance to Westmoreland Place Historic District. This open space is currently grass, which in the case of this proposal would remain the case. The benches would sit upon and be fixed to a concrete base. The character of this area of open space would be both preserved, in terms of its role at the entrance to the district, and enhanced through the addition of functional public art, inspired by the history and architecture of the neighborhood. Consequently, in terms of policy, these new landscape features would be compatible with the historic context.

Finding: The proposal, on the grounds outlined above, is consistent with the objectives of policy for site features and the design guideline for historically significant site features. It would also be consistent with the urban design goal as defined in the East Bench Community Master Plan.

Attachment A

Application

TREES

A public art proposal by [redacted] for

Yalecrest and Westmoreland Place

EMIGRATION PUBLIC ART PROJECT

DESCRIPTION

This proposal is for a series of bronze bas relief sculptures that reflect the beautiful trees lining the streets in the Yalecrest and Westmoreland Place neighborhoods. Each relief will be the backrest of a bronze bench, designed in the "Arts and Crafts" style consistent with the architecture of the surrounding neighborhoods.

There will be 4 to 5 benches and each will highlight a different type of tree, such as Sycamore, Elm, Honeylocust, and Maple. The tree's distinctive leaves, branches, and seeds will create the designs for the cutout relief panels.

There will also be a quote cast in the top rail of the bench backrest referencing the qualities of the specific tree. The typeface and graphics will be in the unique "Arts and Crafts" style.

SAFETY AND MAINTENANCE

The bench locations along 1300 South will be carefully considered for safety and use, but also for interest and their relationship to existing buildings and landscape elements. Each bench will be anchored to a concrete slab.

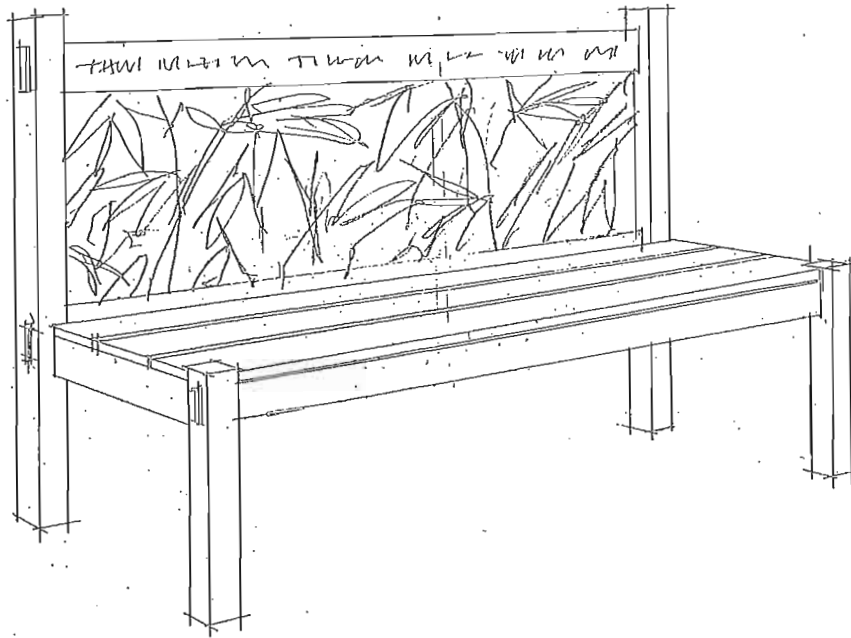
The bas relief panels will be finished in rich patina colors that range from blue, green, and red to orange, and brown. There will not be any sharp textures or points and the bronze will become richer with use and weather.

TREES

A public art proposal by [redacted] for [redacted]

Yalecrest and Westmoreland Place

EMIGRATION PUBLIC ART PROJECT



BENCH

THE STATELY, HIGH BRANCHING GRACE OF THE ELM TREE



BAS RELIEF DETAIL

TREES

A public art proposal by [redacted] for

Yalecrest and Westmoreland Place

EMIGRATION PUBLIC ART PROJECT

BRONZE BENCH DIMENSIONS

Height	36 inches
Depth	24 inches
Width	5 to 6 feet

Attachment B

Photographs



