

HISTORIC LANDMARK COMMISSION

WESTERN GARDEN CENTER RENOVATION PLNHLC2010-00791 550 South 600 East May 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. Photos of Type of Roof
Proposed
- B. Site Plan and Elevations
- C. Photos

Request

The applicant, Western Garden Center, represented by Ken Stuart is requesting approval of ceramic roof on a renovation and addition to the front addition on the building. A renovation to add a pitched roof to the front section of the building was approved by the Historic Landmark Commission in January of 2011.

Recommendation

Staff recommends that the Historic Landmark Commission review the proposed ceramic tile roof, and deny the request pursuant to the findings in this staff report.

Findings

1. On January 11, 2011 the Historic Landmark Commission approved an addition with a pitched roof to the building located at 550 south 600 East.
2. The applicant is proposing a ceramic tile roof on the addition.
3. The ceramic tile roof will impact the distinctive features of the building and site by mixing styles, and materials that are not complimentary to the original architecture
4. The use of a ceramic tile roof on the Western Garden Center will change the defining characteristics of the building and its site and environment.
5. Ceramic tile roofs are generally not found on 1960's style commercial buildings in Salt Lake City.
6. The use of an asphalt shingle on the building is complimentary to the overall design, is a material that has been widely accepted and used throughout the city, and will be compatible with the immediate neighborhood.

VICINITY MAP



Background

On January 10, 2011, the Historic Landmark Commission approved a modification to the main building at Western Garden Center. The proposal included placing a pitched roof with dormers on the front addition of the building, cutting windows and doors into the block walls and various improvements to the parking lot and site landscaping (see site plan and elevations Exhibit B). The primary objective of the proposal is to enable the secondary use of the retail area as a reception center. Central to the HLC approval was a condition of approval which states:

1. Final approval of exterior materials and windows shall be delegated to staff for SLC Historic District Design Guideline review and approval.

In accordance with this condition, the applicant met with staff to finalize materials used, and came to a consensus on most exterior materials including windows and doors. Nonetheless, the parties reached an impasse with regard to the roof material, with staff requesting an asphalt shingle roof and the applicant insisting on a ceramic tile roof. Staff responded that this roof is not consistent with the design guidelines, and determined that a ceramic tile roof would need to be reviewed by the Historic Landmark Commission.

The applicant is now requesting approval of ceramic tiles on the pitched roof 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

ZONING ORDINANCE AND DESIGN GUIDELINES

21A.34.020 H Historic Preservation Overlay District

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 historic use of the property is commercial, and will continue to be commercial. Nonetheless, the use of the ceramic tile on the roof constitutes a significant change in the defining characteristics of the building, which in turn will have an effect on the overall character of the site and its environment. The building is a utilitarian commercial building from the early 1960's with aluminum trim, rock and glass features on the main building, and cement block construction on the front addition.

When approving the pitched roof on the front façade, the HLC found that the pitched roof is simple in its design, and that it is not out of character from the existing buildings in the immediate neighborhood. The use of a ceramic tile roof will alter the simplicity of the design, by making the roof the primary focus of the building when viewed from the street, thereby reducing the utilitarian commercial character of the original architecture.

Finding: Staff finds that the use of a ceramic tile roof on the Western Garden Center will change the defining characteristics of the building and its site and environment.

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: Although the ceramic tile roof would be located on an addition, its presence would impact the unique character of the property. The introduction of a ceramic tile roof on a building with two distinct architectural styles (cement block addition, glass, aluminum and rock original structure) will further diminish the character of the building by introducing yet another architectural style. Ceramic tile roofs are generally associated with southwestern, Tuscan, Spanish, or Provincial type architecture and are generally not found on 1960's style commercial buildings.

Finding: Staff finds that the proposed ceramic tile roof will change the character of the building by incorporating a material and style of architecture on the building that are not generally associated with 1960's style commercial buildings in Salt Lake City.

Staff further finds that the use of an asphalt shingle roof on the building best preserves the character of the property.

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. Nonetheless, the placement of a ceramic tile roof does alter the simplicity of the roof, and is not generally associated with buildings from its own time.

Finding: The proposed ceramic tile roof does not reflect 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: This standard is not applicable

Finding: This standard is not applicable

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. Even so, the issue lies in the fact that the ceramic tile roof will impact the distinctive features of the building and site by mixing styles, and materials that are not complimentary to the original architecture. As a result, the finishes, construction and general characteristics of the property will be diminished.

Finding: Staff finds that although the distinctive features that characterize the building will be preserved, the use of ceramic tiles on the addition roof will negatively affect the character of the property by diminishing the distinct architecture of the site.

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: This standard is not applicable

Finding: This standard is not applicable

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: As stated above, staff analysis indicates that the use of a ceramic tile roof on the pitched roof will have a negative effect on the architectural feel of the building as it relates to the original section as well as the surrounding vernacular.

The use of an asphalt shingle on the building is complimentary to the overall design, is a material that has been widely accepted and used throughout the city, and will be compatible with the immediate neighborhood.

Finding: The proposed ceramic tile will alter 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: This standard is not applicable

Finding: This standard is not applicable

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 discussion 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.

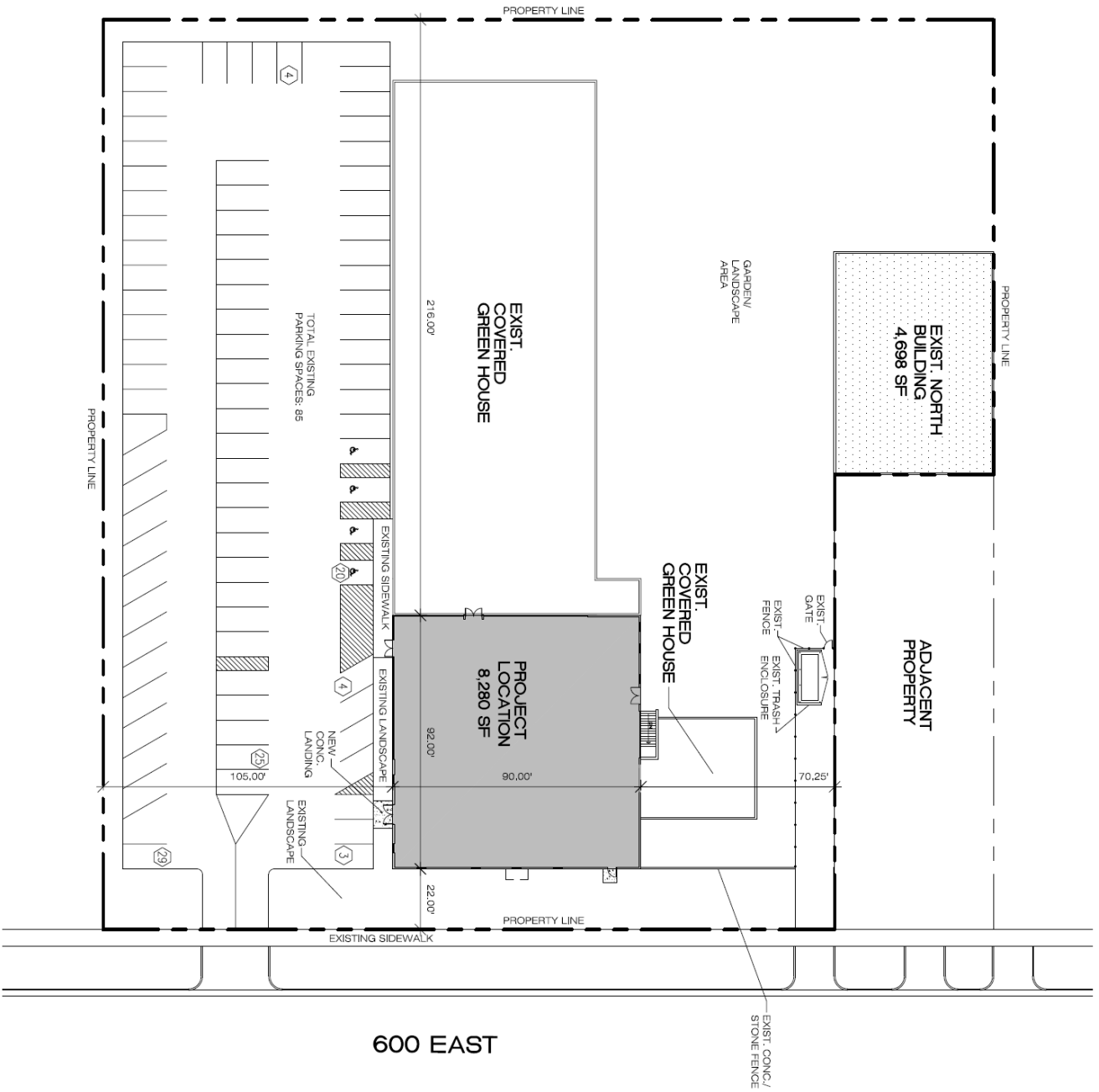
Attachment A
Photos of Type of Roof Proposed

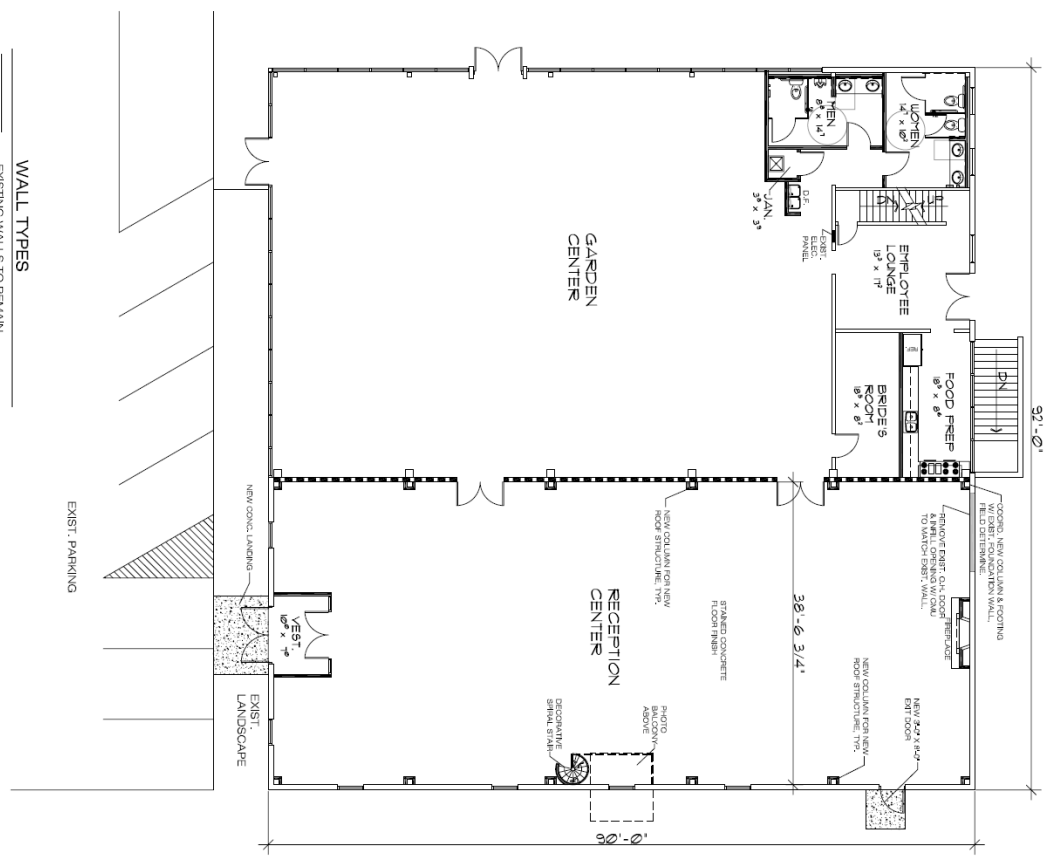
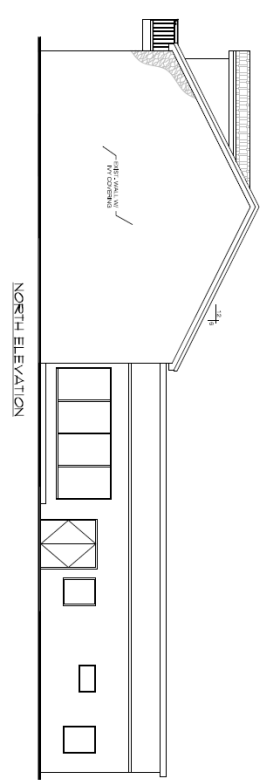
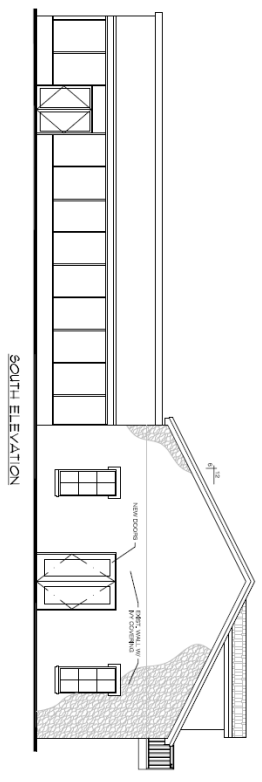
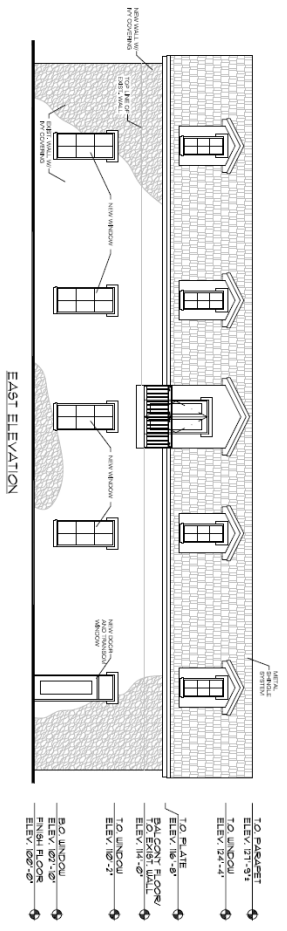




Attachment B
Site Plan and Elevations

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 (8/1000)	26
NUMBER OF PARKING SPACES PROVIDED FOR PROJECT LOCATION	85





- WALL TYPES**
- EXISTING WALLS TO REMAIN
 - NEW 3-6/8" 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.



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