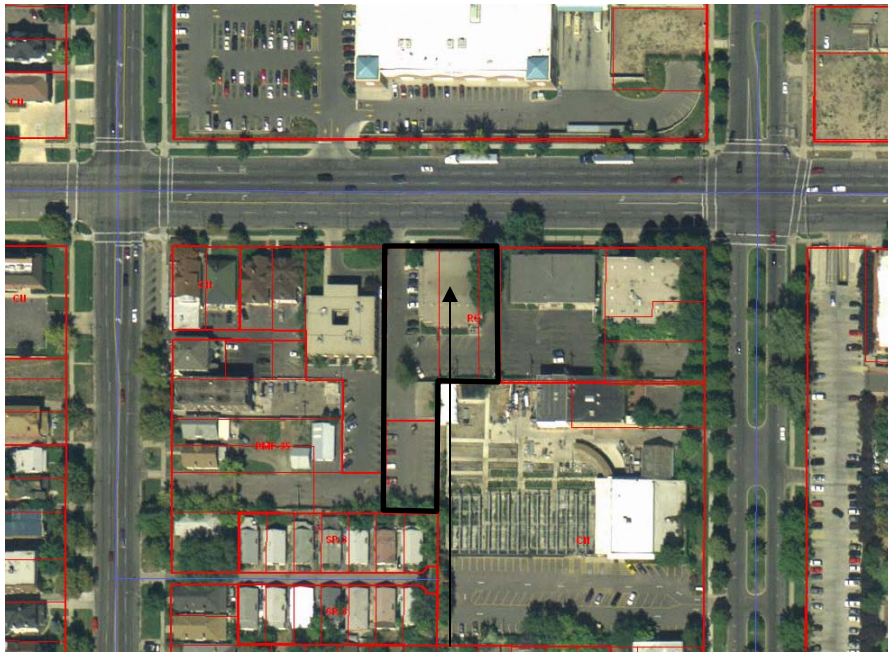


**SALT LAKE CITY HISTORIC LANDMARK COMMISSION  
REQUEST BY DEREK WHETTON TO DETERMINE THE CONTRIBUTING  
STATUS OF THE STRUCTURE LOCATED AT 540 EAST 500 SOUTH IN THE  
CENTRAL CITY HISTORIC DISTRICT.**

**CASE NO. 470-07-14  
WEDNESDAY, JULY 18, 2007**



**Subject Property: 540 East 500 South**

**OVERVIEW**

The subject property is located on the south side of 600 South in the Central City Historic District. The property has a split zoning designation, with the front portion of the property zoned RO Residential Office. The back portion of the property is zoned RMF-35 Moderate Density Multi-Family Residential. The purpose of the RO Residential Office Zoning Designation is “to provide a suitable environment for existing and future mixed use areas consisting of a combination of residential dwellings and office use. The district should encourage the maintenance and rehabilitation of appropriate existing buildings and neighborhood scale.” The purpose of the RMF -35 Zoning Designation is “to provide an environment suitable for a variety of moderate density housing types, including multi-family dwellings.” The subject site consists of four parcels. The total site area is 0.17 acres.

The proposed project would require the demolition of the existing structure. The Historic Landmark Commission has the authority to determine if a structure is contributing or non-contributing within an H Historic Preservation Overlay District or Landmark Site. Prior to processing the petition for demolition, the Historic Landmark Commission needs to determine if the structure is considered a contributing or non-contributing structure in a historic district. Staff has determined that the Historic Landmark Commission should

make the determination because the structure is nearing the 50 year age requirement, the city has received documentation on the architect of the building and the original building drawings and the structure is a distinct architectural style.

## **BACKGROUND**

The Planning Division has received two petitions related to the structure located at 540 East 500 South. The first petition is for new construction of a principal building. The second petition is for the demolition of the existing structure. During the normal review process, staff was informed and provided with the original construction drawings of the building that is proposed for demolition and a biography of the architect, Glen Ashton Lloyd. The structure was built in 1965 (42 years ago) and was originally designed to house the Utah State Employees Credit Union. The building was occupied by the Credit Union until the structure became the home of the Utah Medical Association in the early 1980's. The Medical Association occupied the building until 2006. The structure has been vacant since that time.

The design of the structure has a number of characteristics that are common to structures designed in the International Style, including large expanses of glass, open interior spaces, visible structural elements of concrete and/or steel and a lack of ornamentation. The structure has had few modifications to it since it was originally built. The most notable are the exterior lights. The original fixtures were white, pendant style lights that hung along the front wall of the structure and over the entrance.

According to the 1911 Sanborn Fire Maps, the original structures that were on the site were masonry dwellings. The block face has been altered with more recent construction over the years. The structures east of the subject property were all built within the last 50 years. The properties to the west are a mix of office buildings and residential structures. The residential structures meet the criteria for contributing structures because they are over 50 years old and retain much of their original character.

## **ANALYSIS**

### **HISTORIC LANDMARK COMMISSION REVIEW**

The determination of the contributing or non-contributing status of a property is based upon the following definitions and standards. The Zoning Ordinance defines contributing and non-contributing structures in Section 21A.34.020B (Exhibit 2).

The definition of a **“contributing structure”** is:

*a structure or site within an H historic preservation overlay district that meets the criteria outlined in subsection C2 of this section and is of moderate importance to the city, state, region or nation because it imparts artistic, historic or cultural values. A contributing structure has its major character defining features intact and although minor alterations may have occurred, they are generally reversible. Historic materials may have been covered but evidence indicates they are intact (Section 21A.34.020B2.)*

The definition of a “**non-contributing structure**” is:

*a structure within an H historic preservation overlay district that does not meet the criteria listed in subsection C2 of this section. The major character defining features have been so altered as to make the original and/or historic form, materials and details indistinguishable and alterations are irreversible. Noncontributing structures also include those which are less than fifty (50) years old (Section 21A.34.020B3).*

## **CRITERIA**

One of the purposes of the Historic Preservation Overlay District is to “protect and preserve areas of the city and individual structures and sites having historic, architectural, or cultural significance.” Protecting contributing structures fulfills the purpose of the Historic Preservation Overlay District. The criteria for determining if a structure that is located in a historic district is contributing is outlined in Zoning Ordinance Section 21A.34.020(C)(2):

Criteria For Selection Of An H Historic Preservation Overlay District Or Landmark Site: The Historic Landmark Commission shall evaluate each parcel of property within a proposed H historic preservation overlay district or the parcel of property associated with a landmark site. Individual parcels within a proposed district, the district as a whole, and landmark sites shall be evaluated according to the following:

- a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:**
  - i. Events that have made significant contribution to the broad patterns of history, or**
  - ii. Lives of persons significant in the history of the city, region, state, or nation, or**
  - iii. The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or**
  - iv. Information important in the understanding of the prehistory or history of Salt Lake City; and**

**Analysis:** The structure was erected in 1965. It was designed by Glen Ashton Lloyd and Ron Molen. Glen Ashton Lloyd designed a number of structures in the region. Projects include recreational facilities, motels, resort condominiums, general commercial, offices, banks, restaurants, medical facilities, educational buildings and industrial structures. Mr. Lloyd served on a number of civic groups including the Salt Lake Board of Education, Salt Lake Chamber of Commerce and the Utah State Building Board among others. He was a member

of the American Institute of Architects. His designs have received several awards, including the AIA Award of Merit, Utah Masonry Association Award of Excellence and Award of Merit, and a Design Citation from American Association of School Administrators. A complete list of projects and awards are attached to this report.

Ron Molen went on to found Molen Associates Architects. The firm primarily designed residential structures. According to the Utah Artist Project website, Ron Molen was “an architect and planner/builder/ developer who designed a distinctive form of residential and professional building- a mansard-roofed, shake-shingled facade with an enframed windowed/woody look-that became a huge success some thirty years or so ago in the Salt Lake Valley and beyond.” If this is an accurate description of Mr. Molen’s designs, the subject property is radically different. Mr. Molen is also an author and artist.

According to the State Of Utah Historical Society, Salt Lake City began seeing a decrease in population in the 1960’s. After World War II, the Central City area began to see an increase in the number of commercial and office structures being constructed. This was not confined to the area that is now the Central City Historic District as newer commercial and office structures are found throughout the central city area. The structure at 540 East 500 South is a product of the development pattern and architecture that was popular in the 1960’s. The State’s Historic Preservation Office has stated that the structure could possibly have exceptional significance for its age if it has not been altered. The structure is primarily intact with minor alterations to the exterior of the building (replaced exterior lighting fixtures).

**Finding:** There is no known evidence of events that are historically significant occurring on the subject property or in the structure located on the subject property. There is no known evidence of historical figures associated with the subject structure. The designers of the structure have designed a number of structures in Salt Lake City, Utah and the Intermountain region. The structure is consistent with the development pattern that was prevalent in the 1960’s in the Central City Historic District. The exterior of the building has not been dramatically altered.

**b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the National Register of Historic Places; and**

**Analysis:** The Zoning Ordinance references the definition of “physical integrity” as described by the National Park Service for the National Register of Historic Places. An explanation of physical integrity is addressed extensively in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. As stated in the Bulletin, “integrity is the ability of a property to convey its significance.”

The Zoning Ordinance also references seven qualities described in Bulletin 15 that, in various combinations, define integrity. These seven aspects are location, design, setting, materials, workmanship, feeling and association. To retain historic integrity a property should possess several, and usually most of the aspects. Properties must not only retain their essential physical features, but the features must be visible enough to convey their significance.

Because the structure is less than fifty years old, it is not part of the original historic fabric of the Central City Historic District. The structure was planned in a manner that was consistent with the predominant development pattern in the area. The structure was under two stories in height, addressed the street, had the parking in the rear of the building, and was consistent in terms of bulk and scale to the original commercial structures in the historic district.

The materials that were used were not widely used prior to World War II. The structure has large glass openings which were not typical of commercial structures in the district. The structural system is concrete and steel.

The structure does maintain a distinct architectural style that was most widely seen in Salt Lake City after World War II. The building has a number of characteristics that are common to structures designed in the International Style, including large expanses of glass, open interior, visible structural elements of concrete and/or steel and a lack of ornamentation.

The integrity of the structure remains primarily in tact, with only minor alterations. The most notable alteration has been to the external lighting fixtures. The fixtures originally were pendants in a shape that was popular with this style of architecture.

**Finding:** The physical integrity of the structure is primarily in tact and few modifications to the structure have been made since it was constructed in 1965.

**c. The age of the site. Sites must be at least fifty (50) years old, or have achieved significance within the past fifty (50) years if the properties are of exceptional importance.**

**Analysis:** The structure was erected in 1965 and is forty-two years old. The design of the structure has a number of characteristics that are common to structures designed in the International Style, including large expanses of glass, open interior, visible structural elements of concrete and/or steel and a lack of ornamentation. As mentioned earlier, the State Historic Preservation Office has indicated that the structure could possibly have exceptional significance for its age if it has not been altered.

**Finding:** The structure is less than fifty years old. The structure is notable due to the display of defining characteristics of the International Style of architecture.

### **STAFF RECOMMENDATION**

Based on the research and information available, Staff finds that the structure located at 540 East 500 South is not a contributing structure in the Central City Historic District because the structure does not meet the standards for contributing structures as outlined in Zoning Ordinance Section 21A.34.020(C)(2) based on the following findings:

- 1) The structure is less than 50 years old and has not achieved significance within the past fifty (50) years of exceptional importance.

Nick Norris, AICP  
Principal Planner  
July 12, 2007

Attachments: Exhibit A: Photos of property  
Exhibit B: Building Permit Card File  
Exhibit C: Biography of Glen Ashton Lloyd

**Exhibit A**  
**Photos of Site**

**Exhibit B**  
**Building Permit Card File**

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**Exhibit C**  
**Biography of Glen Ashton Lloyd**