

HISTORIC LANDMARK COMMISSION STAFF REPORT

City Creek Reserve, Inc.,
Major Alteration, 470-08-17,
15 South Main Street, a Landmark Site
July 2, 2008



Planning and Zoning Division
Department of Community
Development

Applicant: City Creek Reserve, Inc.

Staff: Robin Zeigler, 535-7758, robin.zeigler@slc.gov

Tax ID: 16-06-101-0000

Current Zone: D-1 Central Business District

Master Plan Designation:
Central Community Plan,
Central Business District

Council District: District 4;
Council Luke Garrot

Acreage: 1.20

Current Use: Vacant.
Proposed as store front for retail

Applicable Land Use

Regulations:

- 21A.34.020 (G)

Attachments:

- A. Photos of Former Building
- B. Copy of National Register Nomination
- C. Conceptual Renderings
- D. Architectural Review Committee Meeting Notes June 18, 2008
- E. Snell & Wilmer Memo

REQUEST

The applicant requests approval to apply a historic facade onto a new structure at approximately 15 South Main Street. The facade is a City designated Landmark.

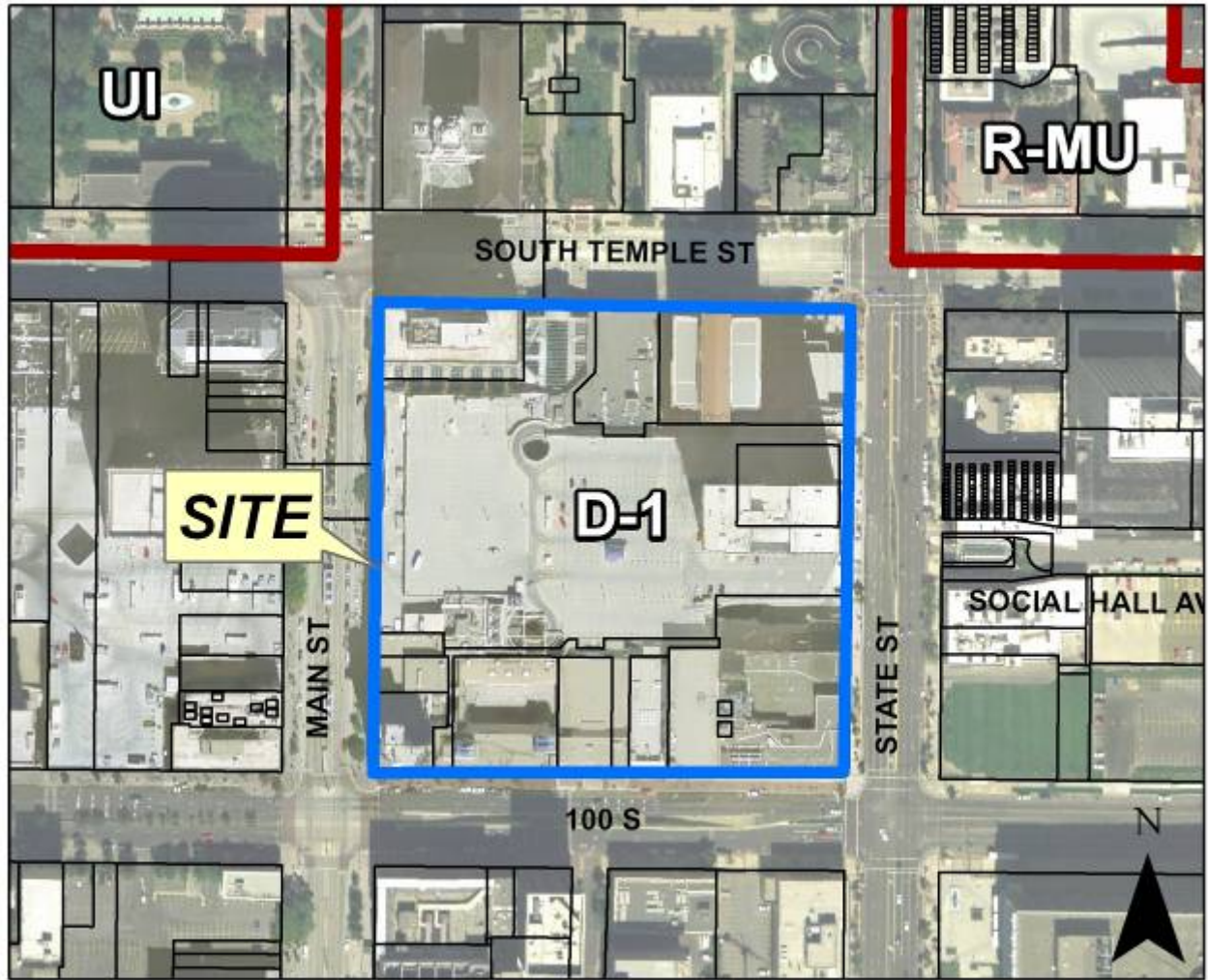
PUBLIC NOTICE

On June 17, 2007, notice was mailed to all property owners within 85 feet of the subject property, meeting the 14 day minimum notification requirement. Community Council Chairs, Business Groups and others interested parties were also notified through the Planning Division's listserv. The agenda was also posted on the Planning Division's website.

STAFF RECOMMENDATION:

Staff recommends that the Historic Landmark Commission approve the Certificate of Appropriateness for the general design including signage placement with the condition that the applicant return to the Commission or Staff for final approval of details such as signage design, awning design and dimension, glass material and design, location and design of display windows and doors, and lighting design and location.

VICINITY MAP



COMMENTS

PUBLIC COMMENTS

No public comment regarding this application has been received.

BACKGROUND AND DISCUSSION:

Background

The subject property is located on the east side of Main Street as part of the old ZCMI department store and shopping mall that will redevelop as part of the City Creek Center project. The request to move the façade was due to the new Macy's department store being reconstructed closer to the Zion's Bank Building, approximately twenty-five feet (25') north of the original location.

On June 6, 2007 the Historic Landmark Commission approved Property Reserve Inc.'s request to remove the ZCMI façade before demolishing the newer building attached to it, store, and then relocate the façade at a new location slightly to the north of the previous location.

On June 4, 2008 the Historic Landmark Commission held an issues only hearing for the reconstruction of the façade and the design of the new building, the result of which was to send the project to the Architectural Review Committee. The Committee met on June 19, 2008 and agreed that the upper story display windows could be removed in place of designing the first floor as all display windows and doors. The exterior loggia would therefore be replaced with interior stairs and ramp. The Committee also discussed the value of a reflective glass for the upper story windows but did not come to any definitive conclusions. Please see attachment D.

The current proposal is to construct a new building that will be constructed with a mostly reflective glass façade for the Main Street elevation. The glass will be covered with the historic ZCMI façade. The façade will be connected to a concrete roof slab. Between the façade and the new structure, hidden by the columns of the façade will be LED lighting. The new building will be no taller than the façade but will be wider. The historic façade will be book ended on each side with the new building which will have a stone veneer and house the staircase. Signage will be attached to the new portions of the structure and an awning over the main entrance.

History of Façade

Cast-iron storefronts began to be used in the mid-1800s and were popular for multiple reasons. They helped to support the load of the upper floors, provided large show windows for the display of wares, allowed natural light to flood the interiors of the shops, and provided fire protection. In addition, cast-iron storefronts were inexpensive to assemble, requiring little onsite labor.

The ZCMI façade is both a remnant of the original 1876 cast iron structure and a 1970s recreation of the original façade. In 1970 the façade was placed on the National Register of Historic Places. The site was subsequently placed on the City's register.

The façade was part of the original 1875 Zion's Cooperative Mercantile Institution, possibly the first department store in the country. According to the historic site survey form prepared in 1970, the facade was constructed in three phases: 1876, 1880 and 1901. The central portion of the existing façade was part of the original building. Additional attachments to the façade were created as the store expanded. The northern and

last part of the façade was not constructed out of cast iron but of sheet tin to match the cast iron of the original façade.

The façade was preserved after public outcry over its potential demise with the construction of the ZCMI Center during the 1970's. The central portion of the façade is largely the original materials; however, portions of the façade, particularly the ground level and the last addition (which was not constructed of cast iron) were recreated to replicate the complete façade. The façade was reconstructed along the sidewalk and the new building was constructed ten feet (10') back. The new building and the historic facade were connected by a steel armature, creating a three-story loggia. The ceiling of the loggia was tin from the 1870s store. James Marston Fitch in his 1982 book, *Historic Preservation: Curatorial Management of the Built World*, uses the ZCMI façade as a good example of conservation since the building itself could not be preserved. The façade was not in its exact original location before being dismantled in 2007; however it was in the same general vicinity.

ZONING CONSIDERATIONS

Zoning for this property is not being considered by the Historic Landmark Commission. The Historic Landmark Commission has jurisdiction only over the way the proposed Main Street elevation interacts with the historic façade, not the design of the entire building.

ZONING ORDINANCE AND DESIGN GUIDELINES

21A.34.020(H)(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:

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;

Discussion for Standard 1: The façade was originally the primary façade of the ZCMI department store. The new use will be as a façade for the Macy's Department store.

Finding for Standard 1: The proposed use of the structure complies with the standard since it will not change.

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;
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;

Relative Design Guidelines for Standards 2 and 8:

- 1.0 Historic Site Features:** New site work that alters the historic character of the block can negatively affect its visual continuity and cohesiveness. The use of appropriate materials is a key factor in preserving the historic character and the relationship between the historic building and its context.
- 1.0 Site Lighting:** Lighting in the historic districts, although sometimes ignored, affects the manner in which historic resources are interpreted at night. Lighting is a design feature therefore that is very important in site planning; the approach to a lighting scheme should consider lighting intensity, spillover into adjacent properties and fixture design.
- 1.8 Preserve the historic grading of the site.** Altering the overall appearance of the historic grading is inappropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.
- 1.10 Minimize the visual impacts of site lighting.** Site lighting should be shielded to avoid glare onto adjacent properties. Focus lighting on walks and entries, rather than up in trees and façade planes. The fixture style should be in character with the neighborhood.
- 3.0 Windows, background:** Windows are some of the most important character-defining features of most historic structures.
- 3.0 Windows, Window Features:** The size, shape and proportions of a historic window are among its essential features.
- 3.2 Preserve position, number, and arrangement of historic windows in a building wall.** Enclosing a historic window opening in a key character-defining facade is inappropriate, as is adding a new window opening. This is especially important on primary facades where the historic ratio of solid-to-void is a character-defining feature. Greater flexibility in installing new windows may be considered on rear walls.
- 3.3 Preserve the historic ratio of window openings to solid wall on primary façade.** Significantly increasing the amount of glass on a character-defining façade will negatively affect the integrity of the structure.
- 3.4 Preserve the size and proportion of a historic window opening.** Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window are inappropriate measures.
- 4. Doors, Background:** Doors, which are often important character-defining features of historic structures, give scale to buildings and provide visual interest to the composition of individual building facades.

Discussion for Standards 2 and 8: The façade itself will not be altered.

Cast-iron facades were valued for the large shop windows that were not structurally possible before with masonry buildings. Historically, window glass was always clear, with the exception of secondary lights such as transoms and side-lights that might have obscured views into the building with frosted, leaded or beveled glass. Awnings and shades were used to control interior temperatures and keep merchandise from fading.

The actual windows of the ZCMI building no longer exists but the openings are still an important character defining and historic feature of the façade. The size of the openings will not change. The main floor openings are proposed to be all display windows and doors. The upper story windows will be a reflective glass with either high-waisted divisions (smaller upper “panes” with larger lower “panes”) or equal divisions more in keeping with the original windows. The display windows will have solid backdrops and not provide a view into the store. The applicant proposes to give life at night to the glass with LED lighting hidden behind the façade, not behind the glass. This will also provide for indirect lighting of the façade itself. The applicant proposes to return to the Historic Landmark Commission with additional details about the type of glass, the divisions, signage and the lighting.

Finding for Standards 2 and 8: The façade itself will not be altered. The “spaces” of the structure, the window and door openings, are still an important characteristics of the façade, even though the original windows and doors themselves no longer exist. The window openings will not change therefore the project meets this 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;

Discussion for Standard 3: The historic façade will be attached to a new building. The main elevation of the new building will be primarily glass. The applicant proposes to “fill-in” the majority of window openings with reflective glass which will be six to eight inches (6”-8”) behind the historic façade. The glass will be divided with two and one-half inch (2.5”) wide aluminum that extends a quarter of an inch (1/4”) out. There will be two divisions to each opening creating the look of four panes.

Finding for Standard 3: According to the design guidelines, new windows and doors should match the original windows and doors that no longer exist. However, the entire building that this façade was attached to no longer exists. For this reason, it would create a false sense of history to try to duplicate the original windows and doors since the building itself is not original. A contemporary building should speak to its own time, which this design accomplishes with a glass elevation and the façade attached as a decorative feature. This treatment is especially appropriate for a cast-iron façade since some cast-iron facades were purely decorative and did not provide structural support. The proposed building is subordinate to the façade with its simple glass design and the fact that it does not protrude above the façade. The building does wrap around both sides with a narrow section that provides space for a staircase. The new portions match the façade in terms of height and horizontal and vertical lines and the rhythm of solid to voids but does not attempt to mimic the historic facade.

The applicant will submit to the Commission, at a later date, at least two renderings providing different options for the window design. The general design proposed meets this standard.

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

Discussion for Standard 4: The façade has been added on to over the years. These additions are still a part of the historic façade that will be reconstructed. Working as a decorative façade rather than an actual building has also become a part of the structure's history.

Finding for Standard 4: The proposal meets this standard since the façade will continue to be a decorative feature to a contemporary building. The new building will actually be more appropriate than the most recent building which was taller than the façade and set back about ten feet (10') creating a dark and dead space between the façade and the shop windows. The project meets the standard since all alterations will remain.

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

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;

Discussion for Standards 5 and 6: All features of the façade will be retained and repaired as needed. None of the features will be removed. The thirty foot (30') wide flat roof awning of the main level will be attached to, or cover, at least four columns, just below the capitals. The applicant will submit to the Commission, at a late date, details of the design of the awning which might need to be wider than presently shown.

Finding for Standards 5 and 6: The only portion of the façade to be covered are the shafts of at least four columns, not the character defining capitals or bases. The project meets the 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;

Discussion for Standard 7: The cleaning, repair, and re-construction of the cast iron facade will be done by Historical Arts & Casting, Inc. and others, working under Big D Construction. Most of the preparation work will be with the joints. The entire façade will be cleaned, primed and painted. Cleaning will include solvents or mechanical methods.

Finding for Standard 7: Painting of a metal façade is typical and cleaning of the façade is necessary to assure proper adhesion of paint. This action meets the ordinance.

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;

Discussion for Standard 9: The façade will be attached from the rear to a modern building with a minimum of connection points.

Finding for Standard 9: If at some point in the future, the new building were to be demolished, once again, the façade could be removed and reconstructed as a façade for another new building. The project meets the 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;

Discussion: The siding of the building, other than the glass that interacts with the façade, is not under the purview of the Historic Landmark Commission. In addition, the siding for the structure does not include vinyl, aluminum or imitation materials.

Finding: This standard is not applicable to this project.

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, chapter 21A.46 of this title;

Discussion: The signage proposed consists of two internally lighted signs and one awning sign. The internally lighted signs will be triangular in shape with a two inch (2”) bronze aluminum frame, glass lenses, and will project out from the building more than approximately three feet (2.8’). Each sign is twenty-five feet (25’) tall and each face is four feet (4’) wide. These two signs will not be attached to the historic façade but to the new portions of the building that flank each side. The third sign will be located above the awning and use open free-standing lettering. The flat awning will project four feet (4’) from the façade and be about thirty feet (30’) wide. The signage design is preliminary and has not been approved by Macy’s.

Finding: The applicant must obtain separate approval and Certificate of Appropriateness for signage on the store front and the awning of the main entrance.

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

On April 8, 2008, the City Council, when approving the sky bridge for the City Creek Center development, also made the following statement.

It is the intent of the City Council that the developer continue to work with Historic Landmarks and the Administration to address the depth of the stairway leading to the entrance of the department store planned for Main Street to make the entrance more level with Main Street.

In addition, the Council agreed to take the following elements into consideration in evaluating CCRI proposals for the City Creek Center development.

Design elements could include elements:

- That actively enhance the project's relationship to surrounding blocks and economic development opportunities for those blocks.
- That enhance a primary pedestrian focus, requiring components including but not limited to all of the following:
 - Maximizing permeable block faces through actions including but not limited to:
 - Landscaped project entrances on each block face that open the block with pedestrian corridors, and
 - Maximizing visual permeability into a store or by a legitimate display window, and
 - Maximizing outward facing retail on all block faces.
 - Enhanced pedestrian amenities on all block faces such as but not limited to shading devices, signage and seating.
 - Uses on all external block faces that support pedestrian activity including but not limited to restaurants, residential , or retail uses comparable to commercial activities, or retail uses comparable to commercial activities in the City Creek Center project.

21A.30.020 D-1 Central Business District:

D.4. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade within the D-1 central business district shall be at least forty percent (40%) glass surfaces, except that in the Main Street retail core where this requirement shall be sixty percent (60%). All first floor glass in the Main Street retail core shall be non-reflective type glass. Exceptions to this requirement may be authorized as conditional uses, subject to the requirements of part V, [chapter 21A.54](#) of this title. The zoning administrator may approve a modification to this requirement, as a routine and uncontested special exception, pursuant to the procedures found in part II, [chapter 21A.14](#) of this title, if the zoning administrator finds:

- a. The requirement would negatively impact the historic character of the building, or
- b. The requirement would negatively impact the structural stability of the building.

Discussion: Approximately seventy percent (70%) of the main level, which attaches to the façade, will be clear glass doors or clear glass display windows. Approximately sixty percent (60%) of the of the main level, including the new wings is clear glass.

Finding: The project meets or exceeds the requirement of the zoning district.

Attachment A
Photos of Existing Building

Published Date: June 26, 2008



1875



1876



Unknown date



Circa 1880

1880



Digital Image © 2006 Utah State Historical Society. All rights reserved.

1889



1910

1910

7231. Zion's Co-operative Mercantile Institution,
Salt Lake City, Utah.



Digital Image © 2006 Utah State Historical Society. All rights reserved.

Date Unknown



Digital Image © 2006 Utah State Historical Society. All rights reserved.

Date Unknown



1949



Circa 1950

1950

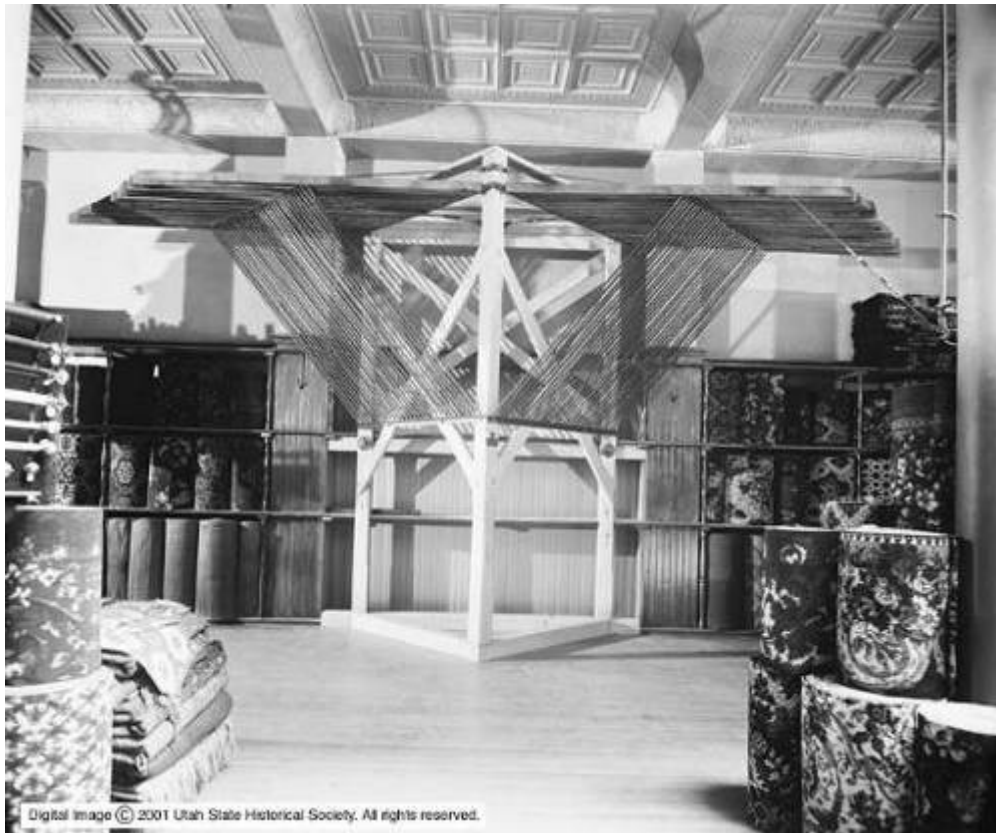


1967



Published Date: June 26, 2008





View of tin ceiling inside the former ZCMI building (1905). The design of the ceiling of the proposed loggia is similar to this design.



1920 ZCMI display window.



1912



1916



1908

Attachment B
National Register Nomination

Published Date: June 26, 2008

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Utah	
COUNTY: Salt Lake	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON: **Z.C.M.I. "Cast Iron Front"**

AND/OR HISTORIC: **Zions Cooperative Mercantile Institute**

2. LOCATION

STREET AND NUMBER: **15 South Main Street**

CITY OR TOWN: **Salt Lake City**

STATE: **Utah** CODE: **43** COUNTY: **Salt Lake** COOP: **035**

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	Yes:
<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input checked="" type="checkbox"/> Restricted
<input type="checkbox"/> Site	<input type="checkbox"/> Bath	<input type="checkbox"/> Preservation work in progress	<input type="checkbox"/> Unrestricted
<input type="checkbox"/> Object			<input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Commercial
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: **Zions Securities Corporation**

STREET AND NUMBER: **Kennecott Building**

CITY OR TOWN: **Salt Lake City** STATE: **Utah** COOP: **43**

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: **Zions Securities Corporation**

STREET AND NUMBER: **Kennecott Building**

CITY OR TOWN: **Salt Lake City** STATE: **Utah** COOP: **43**

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: **1967 Utah Historical American Buildings Survey**

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS: **Utah Heritage Foundation**

STREET AND NUMBER: **603 East South Temple Street**

CITY OR TOWN: **Salt Lake City** STATE: **Utah** COOP: **43**

STATE: **Utah**

COUNTY: **Salt Lake**

FOR NPS USE ONLY

ENTRY NUMBER

DATE

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The original Z.C.M.I. building had a frontage of fifty feet by a depth of 318 feet; three stories high, plus a full basement. The whole interior was chiefly lighted by sky lights.

"The ^{front} store front is a window wall of three matching sections built at three different times. Rows of Corinthian columns divide the windows. These columns are of cast iron in the center (1876) and south (1880) portions but of heavy stamped sheet metal in the north (1901) portion. There is a modillion cornice at each level and also in the rake of the pediment. The top cornice has brackets aligned with the columns below and a row of dentils under the modillions, which are larger than those of the cornices below and ornamented with an acanthus leaf. Under the pediment is a frieze which extends across the center portion of the storefront. It contains large letters 'ZCMI' balanced on each side with circular frames containing the date of founding, 1868, on the left and the date of the pediment construction, 1901, on the right. The rest of the frieze contains a connecting vine and leaf pattern. Above the top cornice antefixes project in alignment with the columns below. They are typical of much of the ornament which is of light sheet metal formed over wood.

The windows are double hung wood sash 2/2 glazed with obscure glass. Upper corners of sash and frame are rounded. These windows are extremely large, 11 feet in height and varying in width from 4 feet to 7 feet. They are covered with insect screens of modern louvered mesh in frames which match the windows behind.

The columns are painted black, other ornament and moldings are white and background planes are gray.

The first floor level which once had a columnar treatment like that above now has large show windows with wide spaced supports and is spanned by heavy steel beams." 10

As the width of the store front grew the design of the cornice and pediment was changed. Below the marquee and behind the facade there has been frequent modernization, but some of the varnished pine poles remain as structural columns along with much of the original stamped metal ceiling. The store plans extensive remodeling and addition; however, the original cast iron facade will remain.

SEE INSTRUCTIONS

C. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known): 1876 - for center 50 feet

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi-
losophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Social/Human-
itarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Theater | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Literature | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | | |

STATEMENT OF SIGNIFICANCE

The "Zions Cooperative Mercantile Association" was formed in 1868. Before 1880 one-hundred-fifty branch stores reached into twenty-four counties and one-hundred-twenty-six towns and cities.

On April 10, 1875 a committee was chosen to select a site for a new building in Salt Lake City, and the present site on "East South Temple" (now called Main Street) was selected. The land was purchased from Brigham Young for \$30,000.00. The building, which is reputed to be the first department store in America, was completed in March, 1876 and opened for business on April 1, 1876. The cost was \$136,544.00. The architects were William H. Folsom and Obed Taylor. The structure is significant because of its unusually well-maintained historic store front of cast iron. 10

SEE INSTRUCTIONS

MAJOR BIBLIOGRAPHICAL REFERENCES

1. Goeldner, Paul, Utah Catalog - Historic American Buildings Survey, Salt Lake City, Utah. Utah Mercantile Foundation 1957.
2. Olsen, Arden Beal, The History of Mormon Mercantile Corporations in Utah. Berkeley: Ph.D. Dissertation, University of California, 1955.
3. Deseret Evening News, (March 3, 1876).
4. Deseret Evening News, (April 1, 1876).
5. Deseret Evening News, (March 15, 1880).
6. Deseret Evening News, (Christmas, 1901).
7. Salt Lake City Illustrated. Salt Lake City: S.W. Darke Co., 1887.
8. Utah The Inland Empire. Salt Lake City: The Deseret News, 1902.
9. America's First Department Store, Salt Lake City: Zion's Cooperative Mercantile Institution, 1957.
10. HABS Data pages - Survey # U-47

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE Degrees Minutes Seconds	LONGITUDE Degrees Minutes Seconds		LATITUDE Degrees Minutes Seconds	LONGITUDE Degrees Minutes Seconds	
NW	0° 0' 0"	0° 0' 0"		40° 46' 8"	111° 53' 25"	
NE	0° 0' 0"	0° 0' 0"				
SE	0° 0' 0"	0° 0' 0"				
SW	0° 0' 0"	0° 0' 0"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 0

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Melvin T. Smith, Preservation Officer

ORGANIZATION: Utah State Historical Society

DATE: May 1970

STREET AND NUMBER: 603 E. South Temple

CITY OR TOWN: Salt Lake City

STATE: Utah

CODE: 43

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: Milton L. Weilenmann

Title: Utah State Liaison Officer

Date: May 22, 1970

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

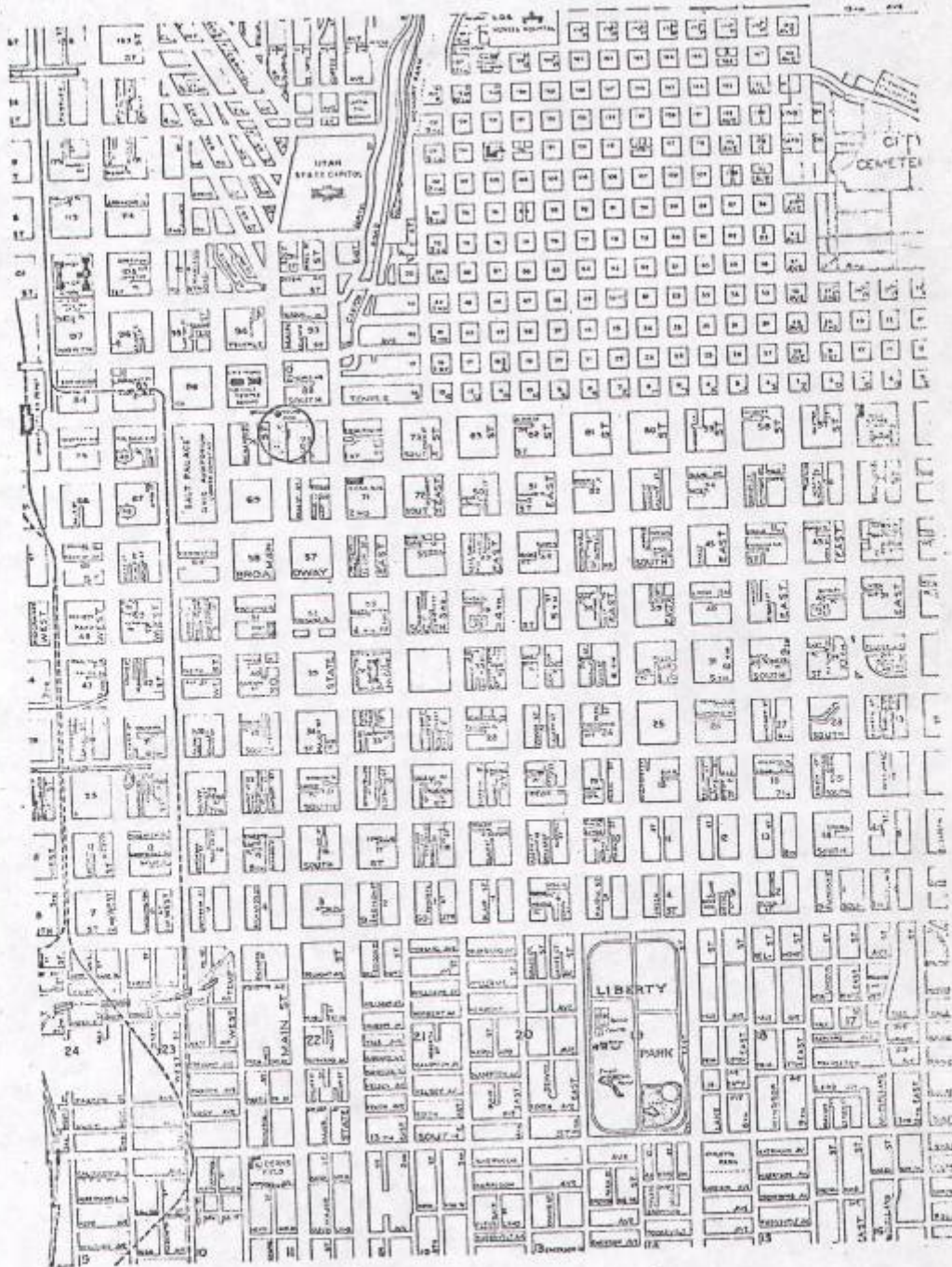
Date: _____

ATTEST:

Keeper of The National Register

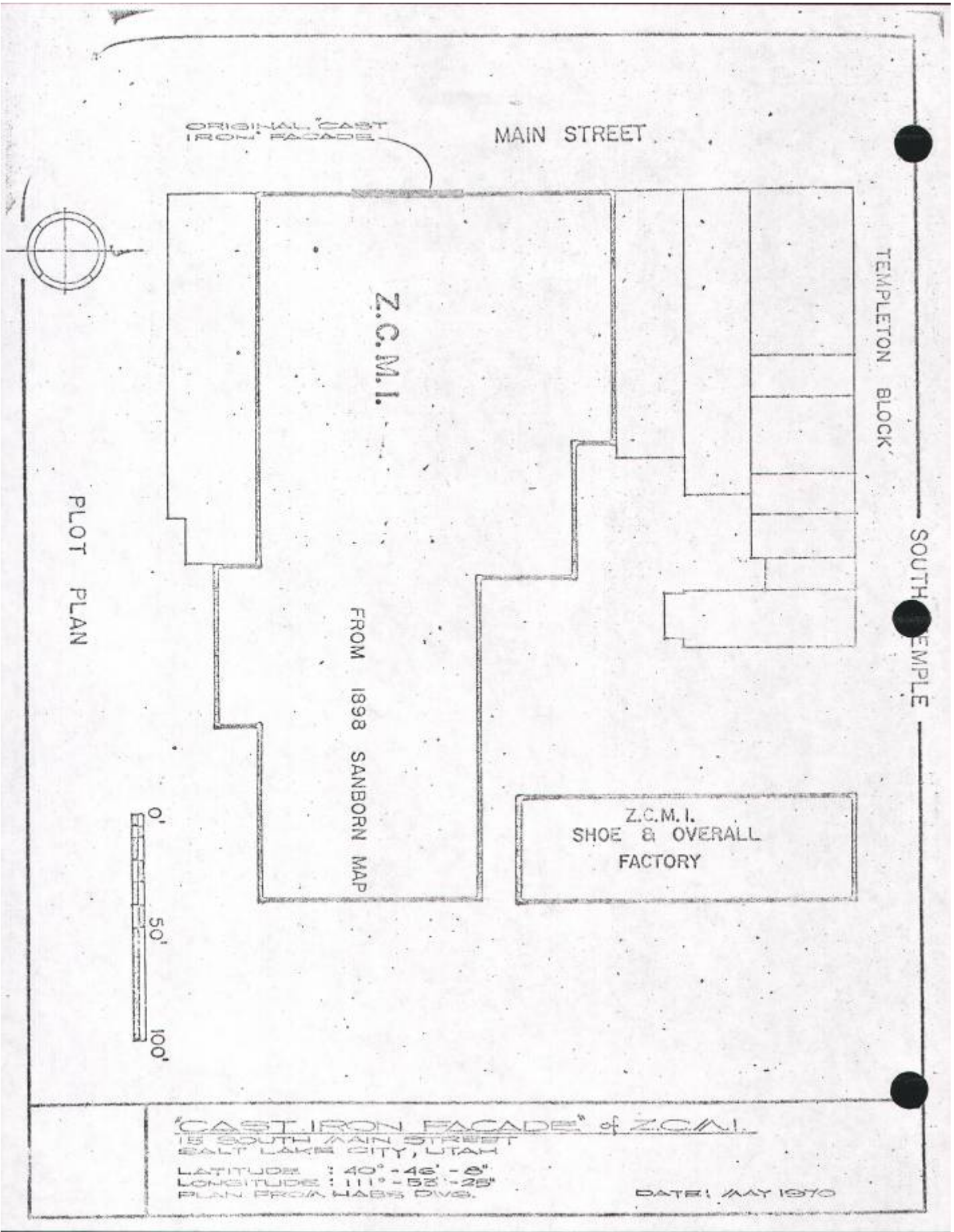
Date: _____

SEE INSTRUCTIONS



"CAST IRON FACADE" of ZCAL
 15 SOUTH MAIN STREET
 SALT LAKE CITY, UTAH
 LATITUDE : 40°-46'-18"
 LONGITUDE : 111°-53'-25"
 CITY: ENGINEERING MAP

DATE : MAY 1970
 SCALE : 1" = 2,500'

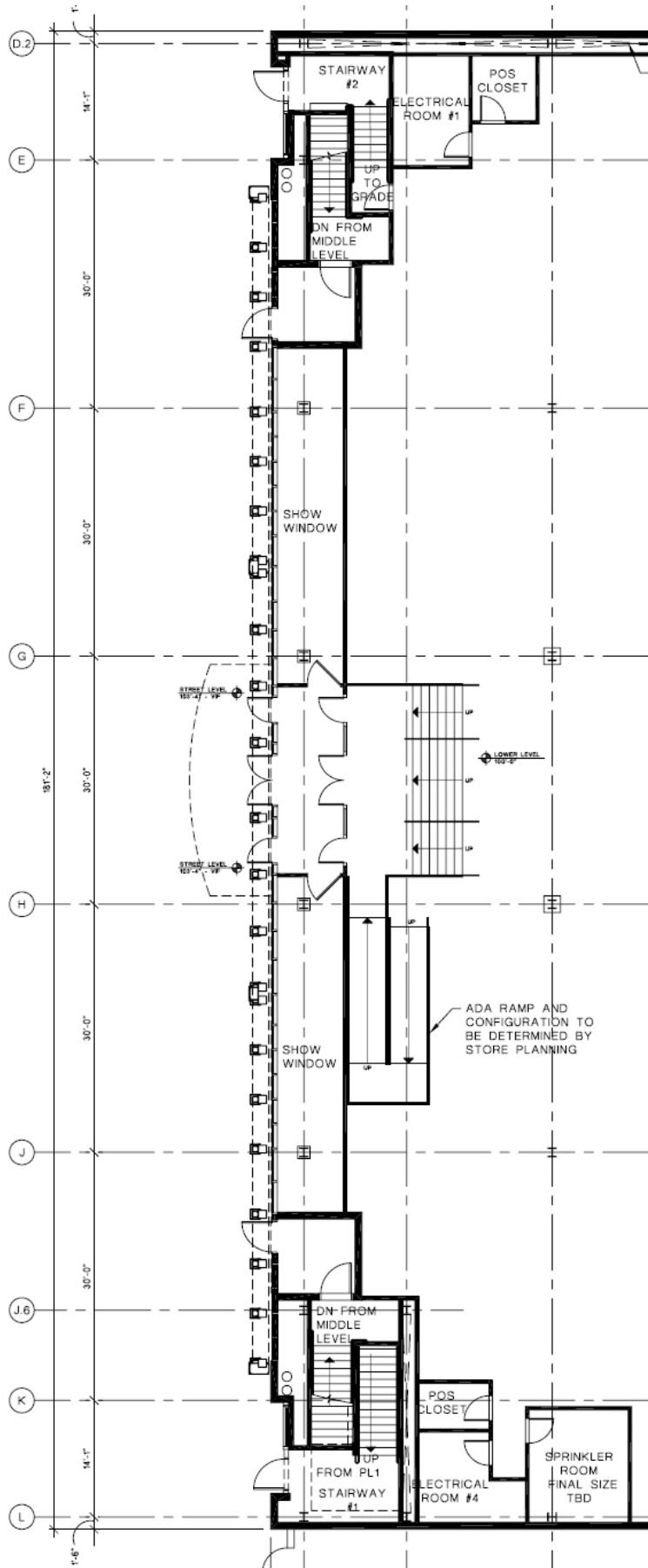


Attachment C

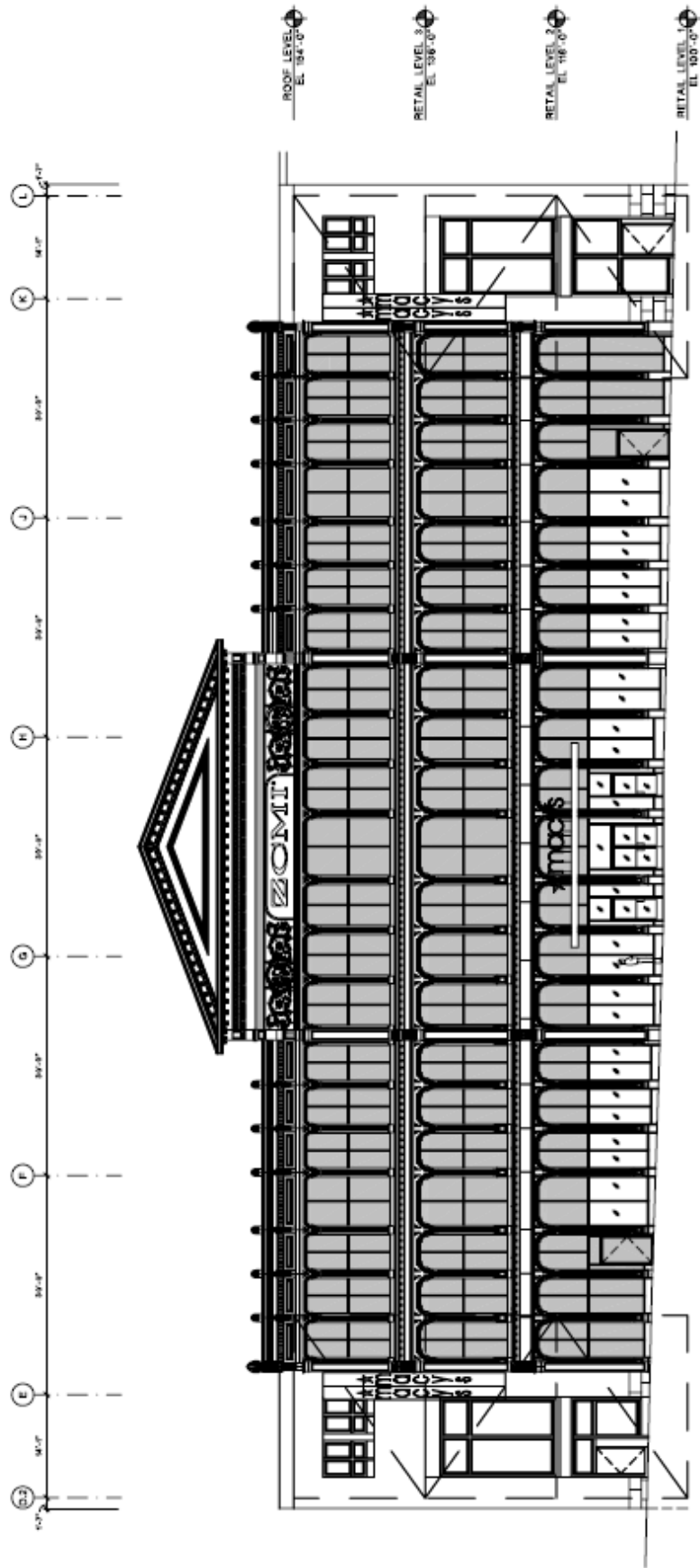
Building Renderings

Published Date: June 26, 2008





FOR REVIEW
ONLY
PROPOSED
LOWER LEVEL
06-23-2008



Attachment D
Architectural Review Committee Meeting Notes, June 18, 2008

Published Date: June 26, 2008

MEETING NOTES
SALT LAKE CITY HISTORIC LANDMARK COMMISSION—ARCHITECTURAL REVIEW
SUBCOMMITTEE
ROOM 118
JUNE 18, 2008

APPLICANT: William Williams with City Creek Reserve, Inc., Ronald Loch and Julie Schoenherr with Taubman, Robert Corcoran and Adam Smith with KCA Architecture & Engineering, Alan Sullivan and Wade with Snell & Wilmer

HLC MEMBERSHIP: Warren Lloyd, Anne Oliver, Arla Funk and Polly Hart

STAFF: Joel Paterson, Robin Zeigler (Frank Gray and Mary De La Mare Schaefer attended for a portion of the meeting.)

Polly Hart announced a potential conflict that she had not thought of at the issues only hearing. From 1987-1999, while living in New York, she worked for an art house that was owned by Taubman. She asked if the applicant or any of the HLC members felt that it was a conflict of interest or had any concerns. None were voiced.

Bill Williams provided a hard copy of the power point presentation given at the meeting.

Both side expressed multiple concerns which are summarized below:

Applicant:

- Wants to follow the direction of the City Council and the Planning Commission to make the building permeable with vision glass and also create a vibrant department store
- Loss of usable square footage especially critical since the size of the store has already been greatly reduced from 230,000 square feet to 150,000 square feet
- Display windows are expensive to maintain and use up valuable space. In addition, in this case, they will be difficult for employees to access since the floors do not match up with the façade
- Since the floors do no match up with the façade and because of merchandise fading, it is not possible to add vision glass to the upper levels
- Loggia provides sun protection for the first floor and therefore allows for vision glass on the first floor (Their studies show that the sun will come in two to three feet into the store, even with the towers.)
- Meeting the 60% transparency required in the zoning ordinance if they do away with the loggia and have shop windows instead

Historic Landmark Commission (HLC):

- Spandrel glass is not appropriate and will create dead space
- The recessed entrance is inappropriate, does not meet the design guidelines or the directive of the City Council, is not street friendly, makes the columns of the façade feel more like an intrusion than an design asset
- Divisions of windows may need to be more in keeping with the layout of the original windows

Summary of Discussion

Most of the HLC members in attendance agreed that a good solution might be to lose the display windows of the upper floors, lose the loggia so that the stairs would be located inside the building, and have the main floor all doors and display windows. Bob Corcoran spoke with Macy's who stated they would be willing to consider that option.

One HLC member was concerned with the loss of the display windows on the upper floor. He felt that the upper story display windows help to give a human scale to the building and that there needs to be something going on above street level.

All were concerned that the solution would mean that the applicant was not meeting the 60% transparency of the zoning ordinance. Joel Paterson explained that normally if the underlying zoning and the overlay were in conflict the more restrictive section of the ordinance took precedent; however, in this case the result would be to be less restrictive. He asked for some additional time to check on what could be done.

The applicant also stated that this solution would require a wider awning over the front entrance but it would not likely be any thicker or deeper.

With the main issue potentially solved, the group moved onto the issue of the spandrel glass. The applicant suggested translucent frit glass that will be somewhat reflective during the day and glow at night. Applicant claimed that this type of glass would actually be lighter than actual windows which appear black during the day. Rather than backlighting the glass the applicant suggested lighting the architecture of the building.

The divisions of the glass were also discussed. Several HLC members felt that the high-waisted divisions were inappropriate. The applicant explained that they were set high so they would not interfere with the display but now that there was potentially no display windows on the upper floors they could look at changing that design element. Bob offered to provide renderings showing the windows with both types of divisions.

The HLC members stated that the location of the signage was appropriate.

The applicant stated that they would have a descriptive memo and new renderings to HLC staff on Monday, June 23rd to be presented to the HLC at the regularly scheduled meeting on July 2nd. The applicant will ask the HLC to approve the concept submitted with the understanding that they must return to the HLC for approval of details of windows, doors, glass and signage.

Staff was directed to contact Bill Williams with any questions.

Attachment E
Snell & Wilmer Memo Describing New Design

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