

HISTORIC LANDMARK COMMISSION
STAFF REPORT

City Creek Reserve, Inc.,
Major Alteration, 470-08-17,
15 South Main Street, a Landmark Site
June 4, 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:

- Photos of Former Building
- Copy of National Register Nomination
- Building Elevations
- City Council Minutes, April 8, 2008

REQUEST

The applicant requests approval to reconstruct a historic facade onto a new structure at approximately 15 South Main Street.

PUBLIC NOTICE

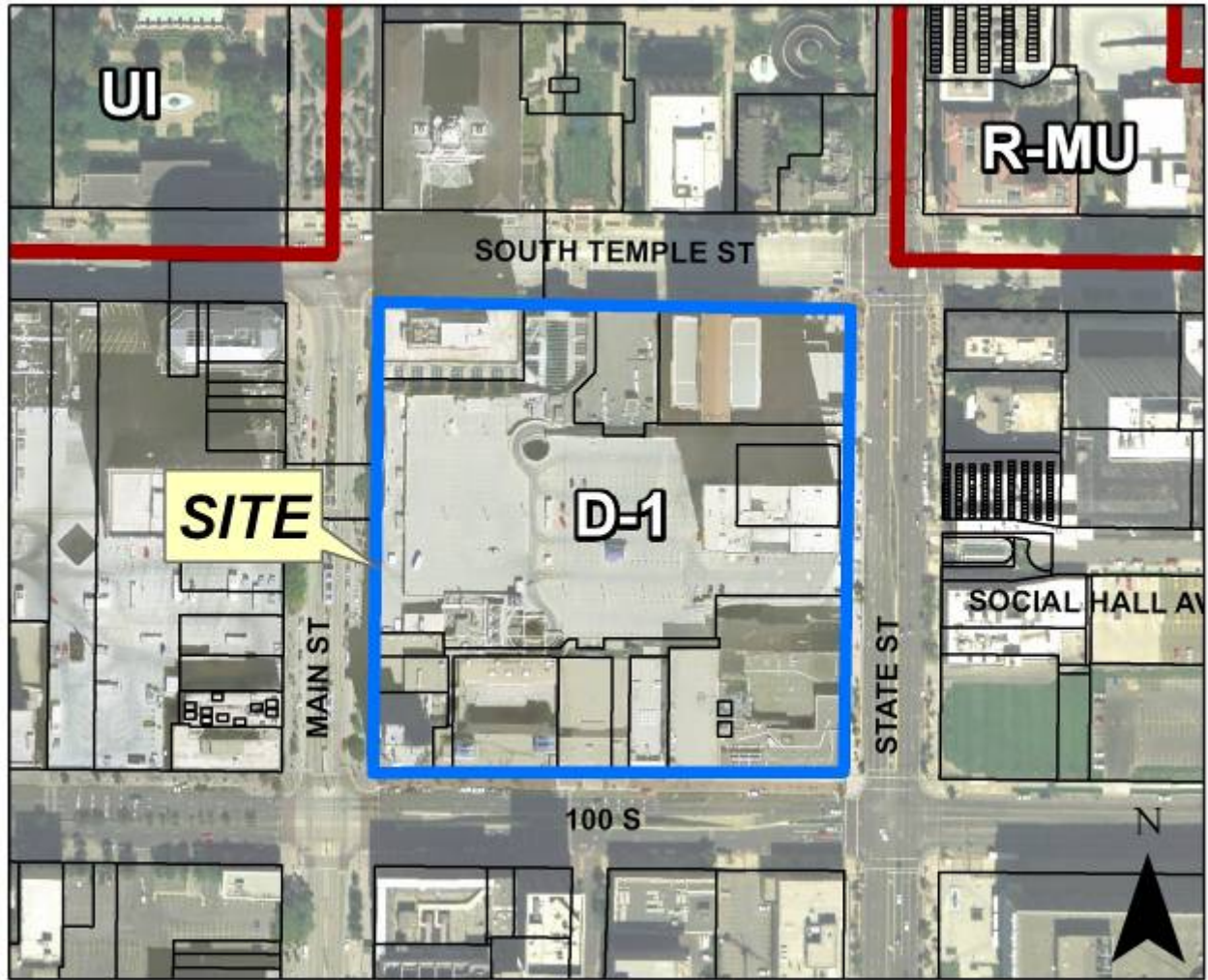
On May 20, 2007, notice was mailed to all property owners within 85 feet of the subject property, meeting the 14 day minimum notification requirement. Community Council Chairs, Business Groups and others interested parties were also notified through the Planning Division's listserv. The agenda was also posted on the Planning Division's website.

STAFF RECOMMENDATION:

Staff recommends that the Historic Landmark Commission approve the Certificate of Appropriateness for the alterations with the following conditions:

- The windows of first floor be clear glass and be used as display areas without solid back drops;
- The entire main proposed facade be flush with the historic facade; and
- The applicant return to the commission or staff for approval of all signage on Main Street, the design of the awning over the main entrance, and the number, size and location of show windows.

VICINITY MAP



COMMENTS

PUBLIC COMMENTS

No public comment regarding this application has been received.

BACKGROUND AND DISCUSSION:

Background

On June 6, 2007 the Historic Landmarks 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.

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 (25') north of the original location.

History of Façade

Cast-iron store fronts 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.

Summary of Project

A new building will be constructed with a mostly spandrel 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. The main entrance will be recessed from street level and pushed back from the upper stories creating a recessed loggia.

ZONING CONSIDERATIONS

Zoning for this property is not being considered by the Historic Landmark Commission. The HLC 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. At least thirty (30) openings are proposed to be clear display windows. The plans provided

note that "Curtain wall dimensions and vision glass (show windows) layout are preliminary and subject to changes. The final number, size, and location of all show windows will be determined per final interior design layout of Macy's Department Store." 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 opaque glass with LED lighting hidden behind the façade. This will also provide for indirect lighting of the façade itself.



The main entrance will be recessed about four feet (4') below street level. The upper levels will be about twelve feet (12') forward of the main entrance creating a recessed, below grade, loggia for a staircase and ramp.

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 applicant proposes to counteract the dead spaces created by the opaque glass with lighting behind the façade that will give a glow to the spandrel glass at night and by making some of the windows enclosed display windows. **Staff recommends that the entire first level be “legitimate” shop windows with clear glass and views into the store and be flush with the façade in the same manner as the upper levels. This change will also help to fulfill the directive of the City Council, which requires the enhancement of pedestrian focus by “maximizing visual permeability into a store or by a legitimate display window.” Staff also recommends that the applicant return to the Historic Landmark Commission or staff for final approval of the number, size and location of show windows since the provided plans are preliminary.**

Recessing the main entrance both horizontally and vertically does not meet this ordinance or design guidelines 1.0 and 1.8 which require maintaining historic grade and site features. Although historically there are incidences of steps leading to a below grade entrance, this has not been the case with this particular façade or building, as seen in historic photographs. Nor has this been the case for large entrances that create a loggia. **Staff recommends that the glass of the main façade connect with the entire façade, rather than just the upper levels and the sides of the lower level and that the staircase and ramp be incorporated into the interior of the store. In addition to meeting the ordinance, this change will help to meet the directive of the City Council that states that design features for the City Creek development should maximize “outward facing retail on all block faces” and “enhance a primary pedestrian focus.”**

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 opaque spandrel glass. 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 just two divisions to each opening.

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.

The divisions of the proposed windows does not match the original windows in design or material; however since this project is the restoration of the façade rather than the building, the modern interpretation of divided lights proposed is more appropriate than trying to mimic the original windows.

The recessed and below grade entry is an alteration that is not based on the history of the building. The simple design of the upper floors does not attempt to match the façade but instead is a modern interpretation that is subordinate and compatible with the more ornate historic façade; thereby meeting the standard. The design of the main level does not meet the standard since it is an alteration that creates a false sense of history and not based on the historic design of the building.

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, four columns, just below the capitals.

Finding for Standards 5 and 6: The only portion of the façade to be covered are the shafts of 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-installation 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 lit signs and one awning sign. The internally lit signs will be triangular in shape with a two inch (2") bronze aluminum frame, glass lenses, and project out from the building 2.8' feet. 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. In addition, the application did not include material information for the awning and awning sign.

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. A roll call vote was taken. Council Member Christensen, Turner, Jergensen, Love, Martin and Sorensen voted aye. Councilmember Garrott voted nay.

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 fact 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.

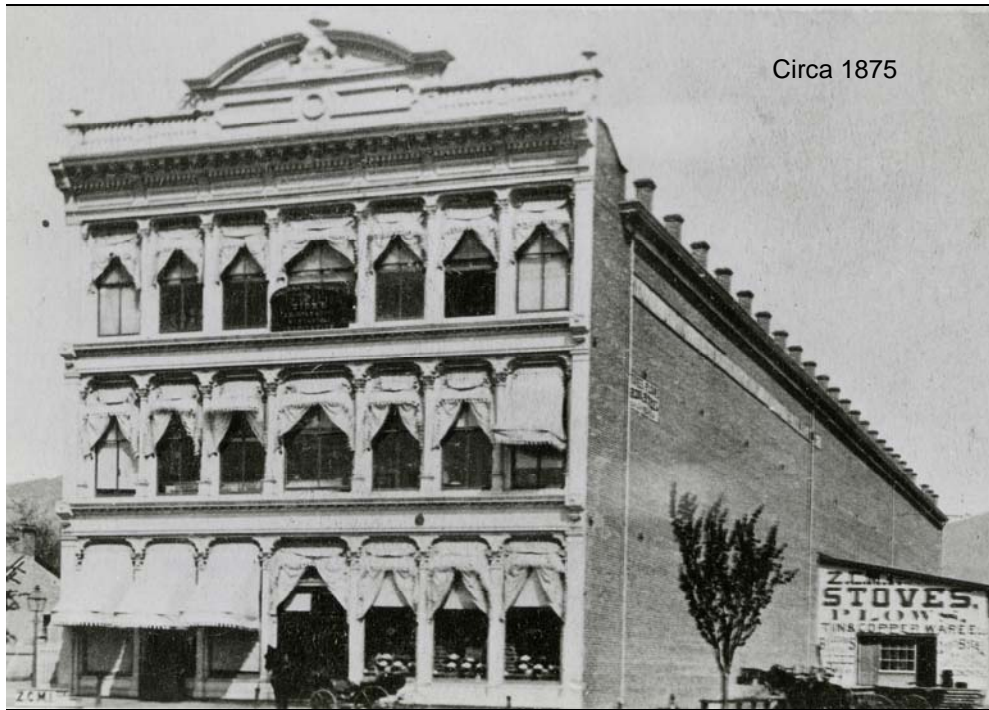
Discussion: The main entrance will be recessed about four feet (4') below street level. The upper levels will be about twelve feet (12') forward of the main entrance creating a recessed, below grade, loggia for a staircase and ramp. The building, including the façade and the new portions that flank each side, is about one-hundred eighty one feet (181') long. Only about thirty percent of the façade will be flush with the street and only about half of that will be opaque windows.

Finding: Recessing the main entrance both horizontally and vertically, is not consistent with standards 2, 3 and 8 and does not meet the intent of the City Council. The low percentage of glass surfaces on the first floor does not meet the sixty percent required of section 21.A.30.20.D (4) of the ordinance.

Staff recommends that the glass of the main façade connect with the entire façade, rather than just the upper levels and the sides of the lower level and that the staircase and ramp be incorporated into the interior of the store.

Attachment A
Photos of Existing Building

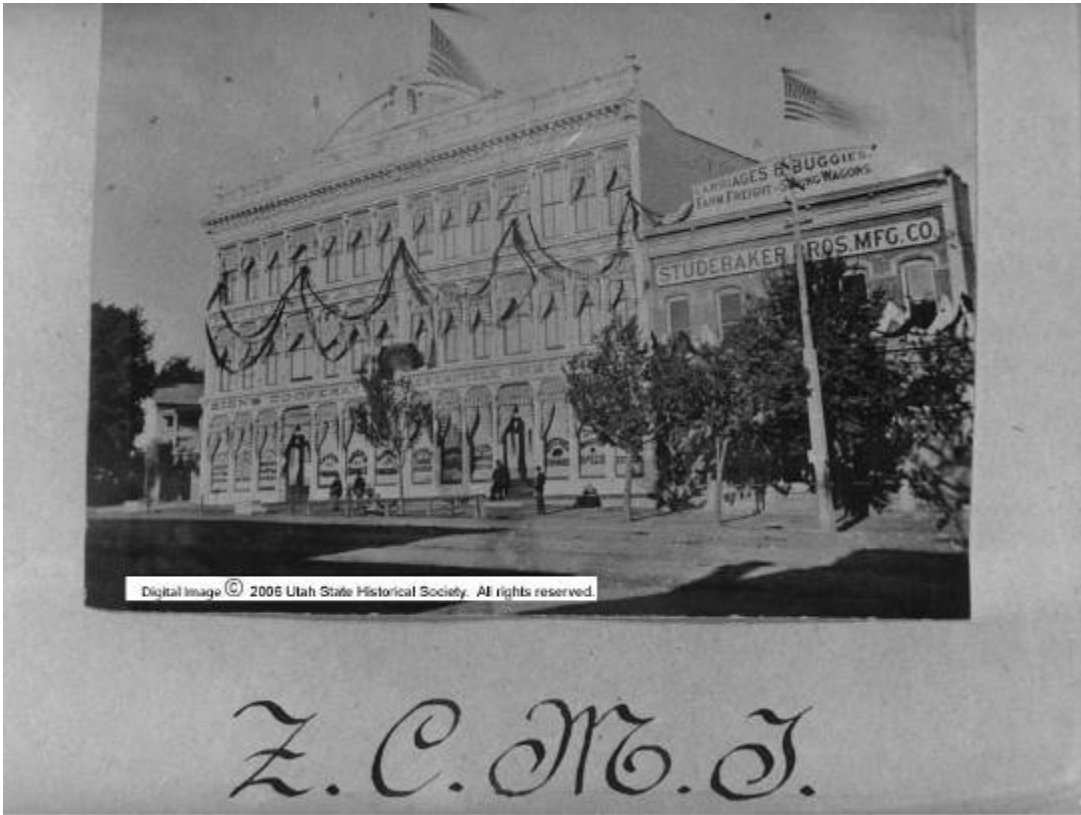
Published Date: May 28, 2008



1875



1876



Unknown date



1880



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1889



1910

1910

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



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Date Unknown



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Date Unknown



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1949



Circa 1950

1950

Published Date: May 28, 2008

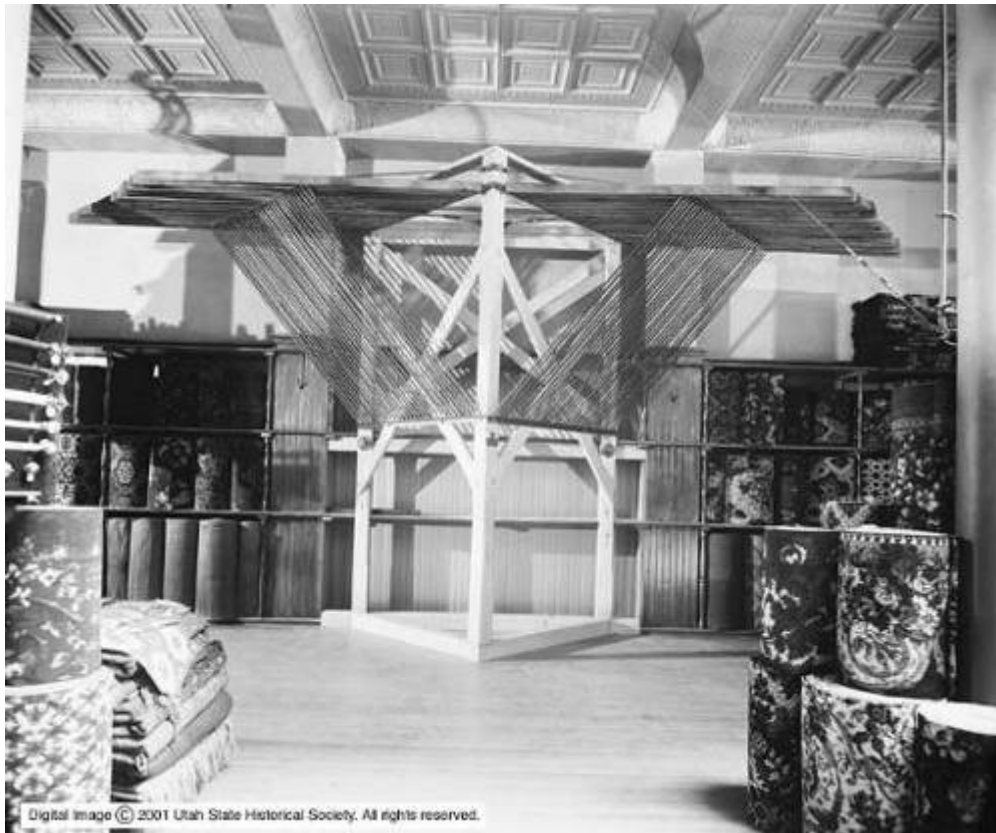


1967



Published Date: May 28, 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: May 28, 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"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Bath	<input type="checkbox"/> Public Acquisition <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____

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**

SEE INSTRUCTIONS

STATE: **Utah**

COUNTY: **Salt Lake**

FOR NPS USE ONLY

ENTRY NUMBER

DATE

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"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

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

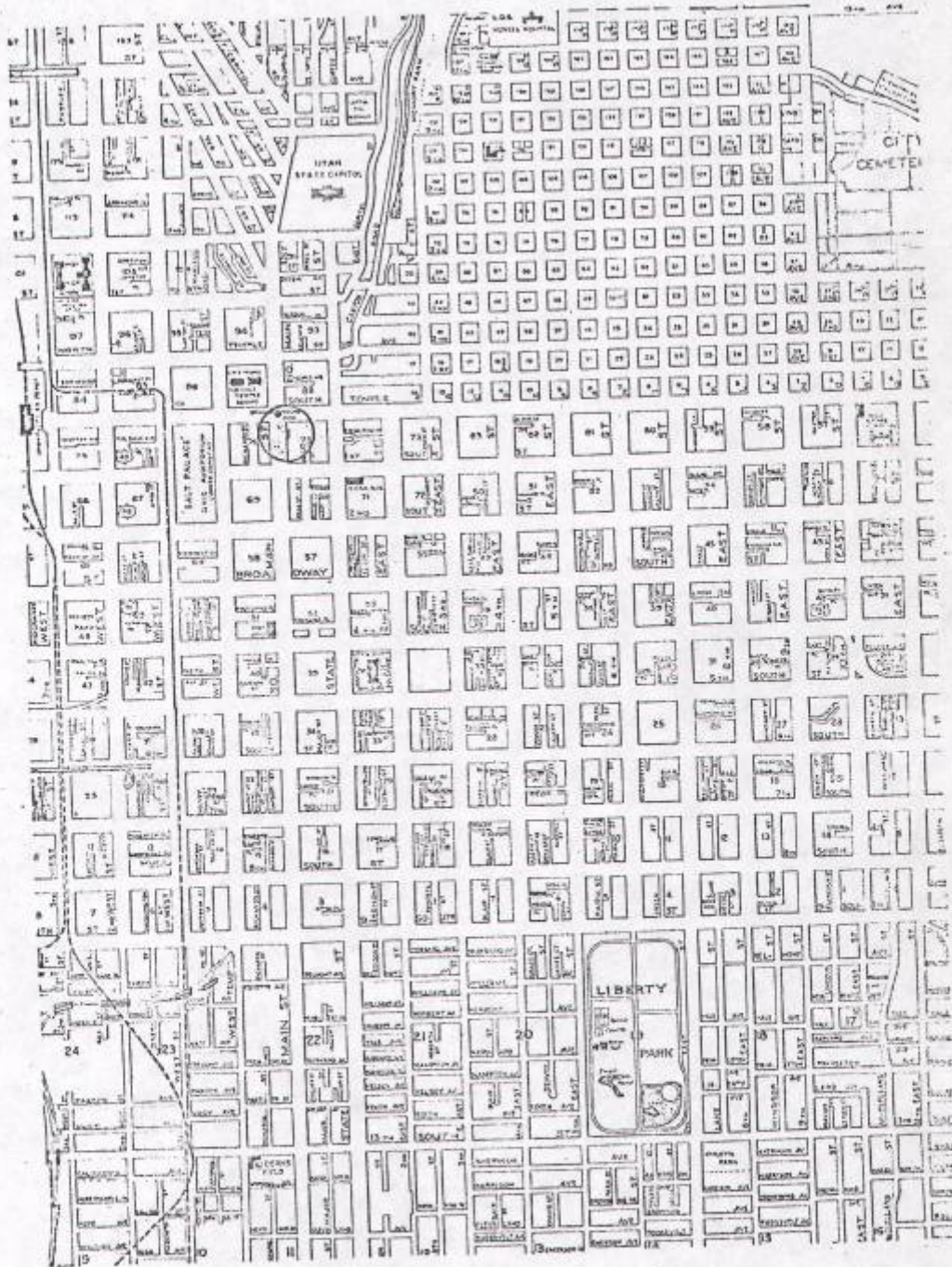
Date: _____

ATTEST:

Keeper of The National Register

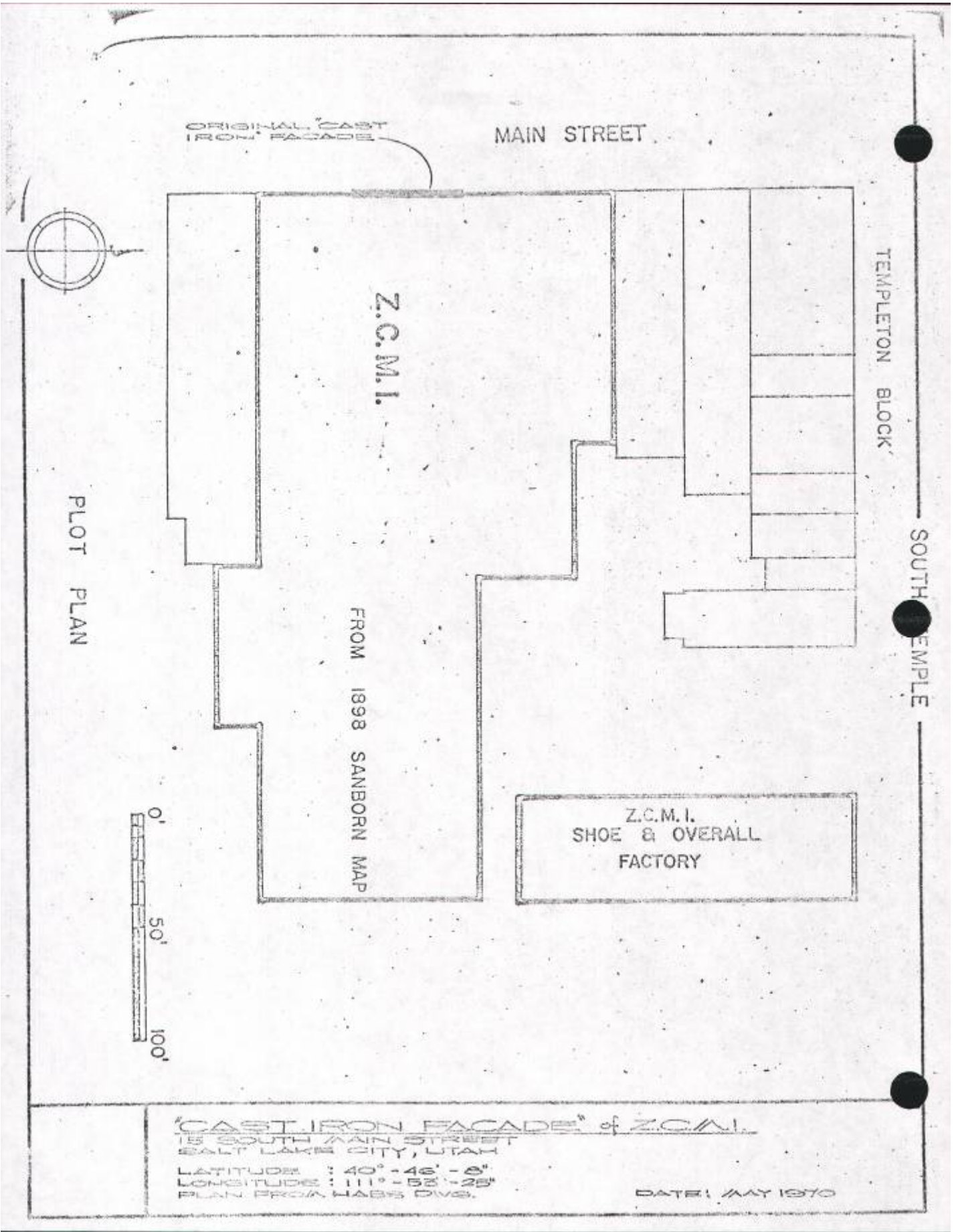
Date: _____

SEE INSTRUCTIONS



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

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



Attachment C

Building Renderings

Published Date: May 28, 2008



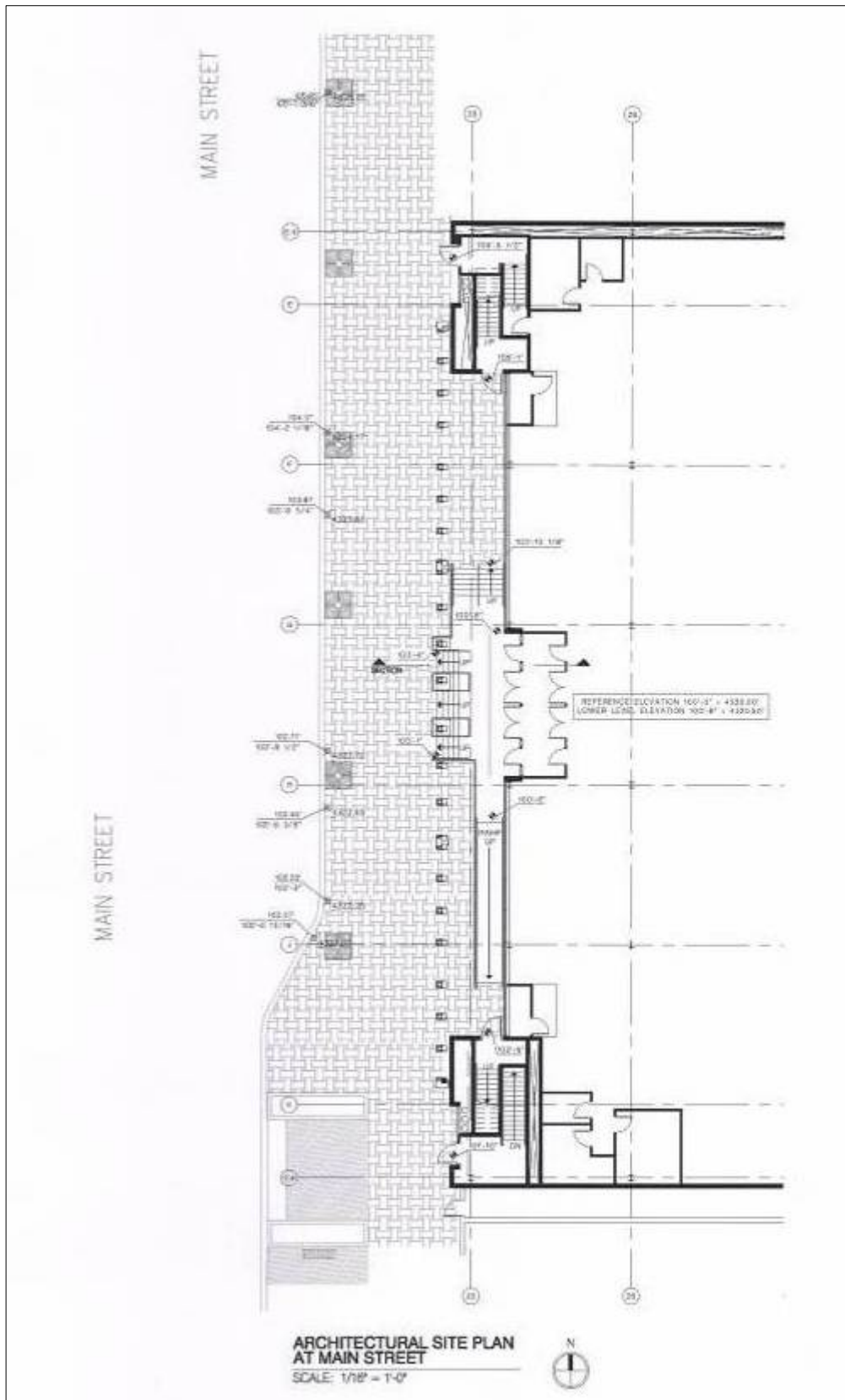
Preliminary Main Street East Elevation

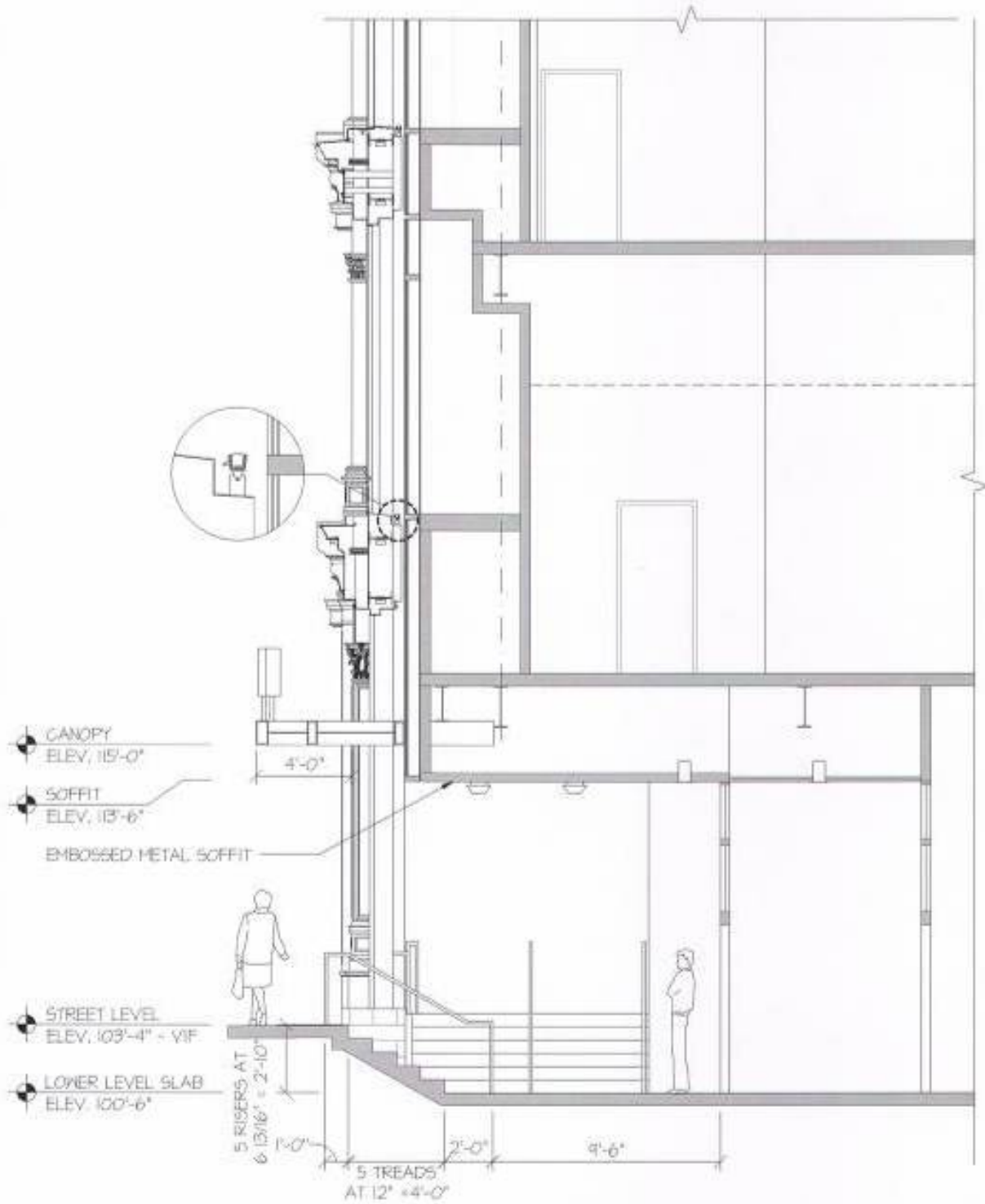












ENTRANCE SECTION AT MAIN STREET
 SCALE: 1/4" = 1'-0"



line™ 2.0

SYMMETRIC



Application

io Lighting's **line series 2.0** is approximately 2" x 2" in cross section which allows for luminous accents to be delivered from "tight" architectural details. This low voltage linear luminaire utilizes high brightness LEDs and may be specified for interior or exterior applications. Nominal lengths include: 18", 36", 54", and 72". Precise beam spreads (5°, 30°, 60°) along the perpendicular axis of the fixture are well suited for accent or general illumination. io's proprietary "grazing" option allows the luminaire to be placed right next to a vertical surface and wash it uniformly. Individual units may be placed end to end to create continuous rows without obvious shadows between fixtures. **series 2.0's** patented optical assembly is designed to practically eliminate stray light, making it perfect for applications where light pollution and/or light trespass are important design considerations.

LEDs are similar to halogen light sources in that they are point sources that can reveal superior definition to three-dimensional objects and sparkle to reflective surfaces.

io ensures that each LED is driven with the proper current and voltage which enables the average rated life to be 50,000 hours at 70% of lamp lumen output. To ensure proper performance, architectural details should allow for ventilation and air flow around the fixture. Ambient temperature surrounding the fixture shall not exceed 120°F.

Light Output

series 2.0's patented optical assemblies offer fixture efficiencies that range between 74% and 85%. Refer to light output tables for footcandle values at various distances. Two luminous intensities are available for white light. IES-format files may be obtained from the factory or downloaded from www.iolighting.com.

Standard Output

3000K White: 210 lms/ft
5000K White: 300 lms/ft

High Output

3000K White: 320 lms/ft
5000K White: 450 lms/ft

Construction

Heavy-duty aluminum housing provides recommended heat sink requirements for LEDs. Precision optics are composed of a custom-mold acrylic material offering excellent light transmission and UV stability. High strength adhesive bonds the housing and patented optical assembly. **series 2.0** is UL Listed for wet locations.

Mounting Options

series 2.0 may be surface mounted, side surface mounted or surface mounted with field adjustability and lockable aiming. **series 2.0** may not be mounted vertically in exterior applications.

Electrical

All fixtures are pre-wired and pre-assembled for easy installation. 3'-0", 14 AWG electrical feed is side mounted to enable continuous row mounting. Universal 120V - 277V supply required for remote driver. Driver enclosures for interior or exterior applications may be provided by io. 100W drivers may be remotely located up to 48'-0" (w/14 AWG), 71'-0" (w/12 AWG) and 120'-0" (w/10 AWG).

Power supply and dimming module must be specified separately. For detailed information, see the **LED Linear** brochure or download the Power Supply specification sheet from www.iolighting.com.

Power Consumption

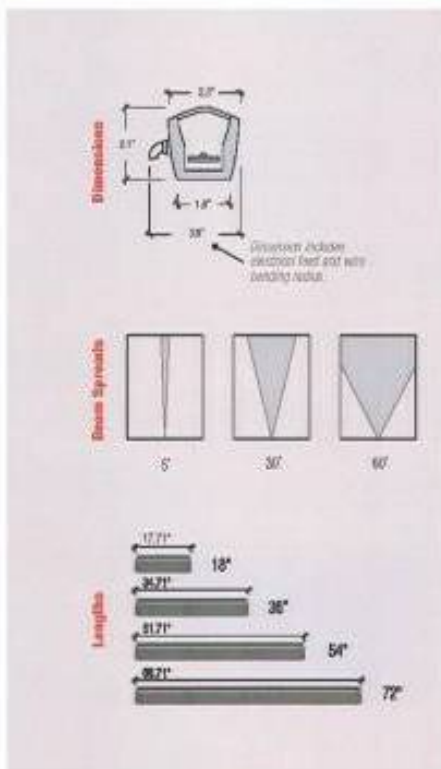
Standard Output: 12 w/ft

High Output: 17.8 w/ft

Power consumption does not include power supply losses. Consult io driver specification sheets for losses associated with each driver option.

Finish

Anodized aluminum finish is standard. Custom finishes may be available upon request.



io Lighting
370 Corporate Woods Way, Vernon Hills, IL 60061-0187
1-800-335-3000 • 847-735-7011 • info@iolighting.com • www.iolighting.com

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line™ 2.0

SYMMETRIC

Light Output



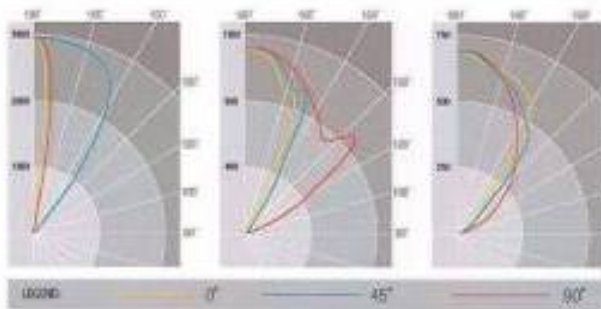
LIGHT OUTPUT DIMENSION TABLE

White Light Output	3000K S.O.	5000K S.O.	2000K H.O.	5000K H.O.
Light Output Multiplier	0.67 ²⁰	0.94 ²⁰	1.0 ²⁰	1.4 ²⁰

Color Light Output	RED	GREEN	BLUE
Light Output Multiplier	.52 ²¹	1.06 ²¹	0.4 ²¹

ES format photometrics may be downloaded from www.lelighting.com

Distribution



*Candle Power Distribution curves are based on 64" fixture length, 3000K High Output.



Item series 2.0 is UL listed for wet locations. It is not rated for outdoor applications. Item 2.0 should not be mounted in conditions where there is any standing water whatsoever.

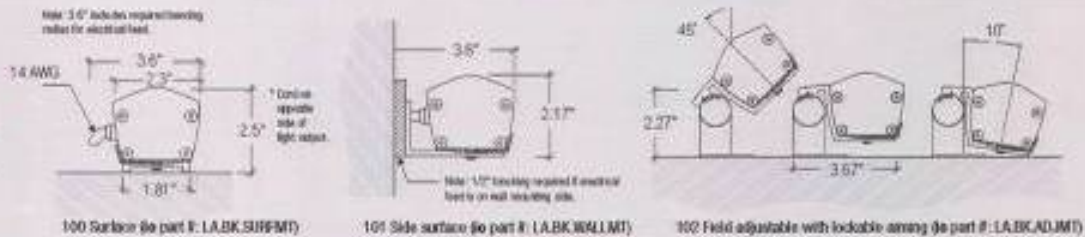
Grating Option

Edge of optic employs a diffuser to distribute the light at lower angles. The grating option may be specified with all three beam spread options (5, 30, 90)



Note: Grating fast is located on opposite side of the grating portion of the optic.

Mounting Options



Order Code



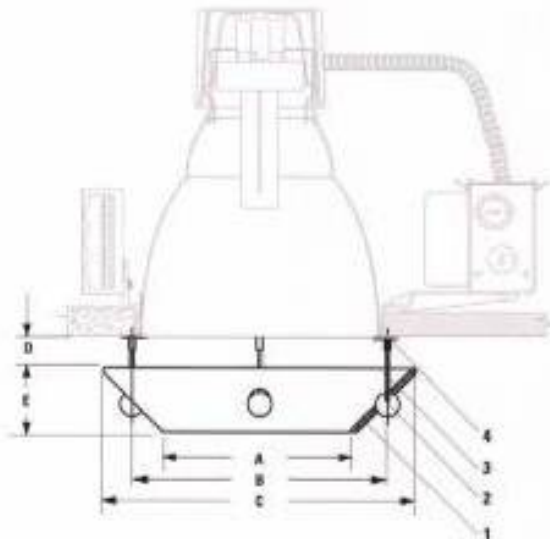
- LIGHT OUTPUT**
 - 04 2.0 S.O. (Standard Output)
 - 05 2.0 H.O. (High Output)
- LOCATION**
 - I Interior
 - E Exterior
- COLOR**
 - 3K White 3000K™
 - 5K White 5000K™
 - R Red™
 - G Green™
 - B Blue™
- DISTRIBUTION**
 - 5 5'
 - 6 6' w/grazing
 - 30 30'
 - 30g 30' w/grazing
 - 60 60'
 - 60g 60' w/grazing
- LOCATING**
 - 100 Surface
 - 101 Side surface
 - 102 Field adjustable
- FINISH**
 - 1 Anodized Aluminum
 - 2 Anodized Cabinet Color
- LENGTHS**
 - UNITS
 - 19 18" (17.71" actual)
 - 34 36" (34.71" actual)
 - 54 54" (51.71" actual)
 - 72 72" (69.71" actual)

NON-COMMERCIAL ONLY
Specify length (i.e., 56'-0")
Note: Overall length must be divisible by 18"
- VOLTAGE / DIMMING**
 - 00C FEED STANDARD
 - 1 120v
 - 2 277v
 - 3 120v w/dim
 - 4 277v w/dim
 - 5 Other
- SPECIFY DRIVER / DIMMING**
 - Note: Reference to power supply specification about the driver and dimming options. If not blank, it will supply 100 watt drivers.

Footnotes

- Note: In conversion table for output. Colors are available in Standard Output only (277V).
- Beam light surface between 120° within a single beam will not exceed $v^2 = 200k$.





Frame-In Kit



Trimless Reflector



Suspended Acrylic Crown

Complete Fixture consists of decorative element, standard Frame-In Kit and trimless reflector. Select each separately.

Ordering Information

Decorative Element Catalog No.	Finish/Color	Trimless Reflector	Frame-In Kit	Dimensions				
				A	B	C	D	E
DC6 W DC6 G DC6 B	White Acrylic Soda Lime Green Acrylic Cobalt Blue Acrylic	For use with all Calculite 6" Compact Fluorescent and Incandescent open trimless downlight reflectors except ProSpec.	For use with all Calculite 6" Compact Fluorescent and Incandescent open downlight Frame-In Kits except ProSpec.	4 11/16"	7 1/8"	8 23/32"	1 1/2"	2"
DC7 W DC7 G DC7 B	White Acrylic Soda Lime Green Acrylic Cobalt Blue Acrylic	For use with all Calculite 7" Compact Fluorescent and Incandescent open trimless downlight reflectors except ProSpec.	For use with all Calculite 7" Compact Fluorescent and Incandescent open downlight Frame-In Kits except ProSpec.	6 1/16"	8 7/16"	10 1/4"	1 1/2"	2"

Features

- Decorative Crown:** 1/8" thick thermo formed acrylic with a light sandblasted finish.
- Decorative Bell:** Four 3/4" dia. aluminum balls with satin brushed and clear lacquer finish.
- Rods:** Four 1/8" dia. stainless steel rods.
- Trim Ring:** .090" thick aluminum ring with matte white finish.

Lighting Data

See applicable downlight Specification Sheet for base lighting data. Multiply the candlepower values or the coefficient of utilization by the following factors:

6" A Lamp downlights	.70
6" Compact Fluorescent lamp downlights	.85
6" PAR Lamp downlights	.85

Mechanical

Decorative elements securely fastened to trim ring with 4 brushed aluminum balls and stainless steel rods.

Finishes/Color

- White Acrylic
- Soda Lime Green Acrylic
- Cobalt Blue Acrylic

Labels

U.L. (Swamp Location)

Job Information	Type:
Job Name:	
Cat. No.:	
Lamp(s):	
Notes:	

Lightolier a Genlyte Thomas Company www.lightolier.com
 631 Airport Road, Fall River, MA 02729 • (508) 679-6131 • Fax (508) 674-4710
 We reserve the right to change details of design, materials and finish.
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LIGHTOLIER®

Attachment D
City Council Minutes, April 8, 2008

Published Date: May 28, 2008