



# MEMORANDUM

PLANNING DIVISION

DEPARTMENT of COMMUNITY *and* NEIGHBORHOODS

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To: Historic Landmark Commission

From: Kelsey Lindquist, Senior Planner

Date: March 5, 2020

Re: Ensign Floral Building - Alteration to a Contributing Structure

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## **ACTION REQUIRED:**

This memorandum provides updated information on the proposed alterations to Ensign Floral Building, as part of the Liberty Square new construction project, PLNHLC2015-00237. The referenced application was discussed at the July 7, 2016, June 1, 2017 and May 3, 2018. The Historic Landmark Commission approved the modifications to Ensign Floral Building at the referenced meetings and delegated the final plan details to Staff. At this time, the project representative is requesting a change for the canopy on the west and south elevations of Ensign Floral Building. The applicant is seeking approval to install small circular columns to help evenly distribute the weight of the canopy on the primary elevation. The change to the approved plan set and the introduction of a new architectural element, is beyond Staff's authority to administratively approve. The Historic Landmark Commission is tasked with making a decision on the proposed columns.

## **RECOMMENDATION:**

Planning Staff recommends that the Historic Landmark Commission approve the request for a Certificate of Appropriateness for the columns for the Ensign Floral Building.

## **ATTACHMENTS:**

- A. Vicinity Map
- B. Previously Approved Plan Set
- C. Revised Plan Set
- D. Standards for Altering a Contributing Structure
- E. Guidelines for Altering a Contributing Building

## **BACKGROUND/DISCUSSION**

The Historic Landmark Commission last heard the Ensign Floral proposal in a public hearing held on May 3, 2018. The full staff report can be accessed [here](#):

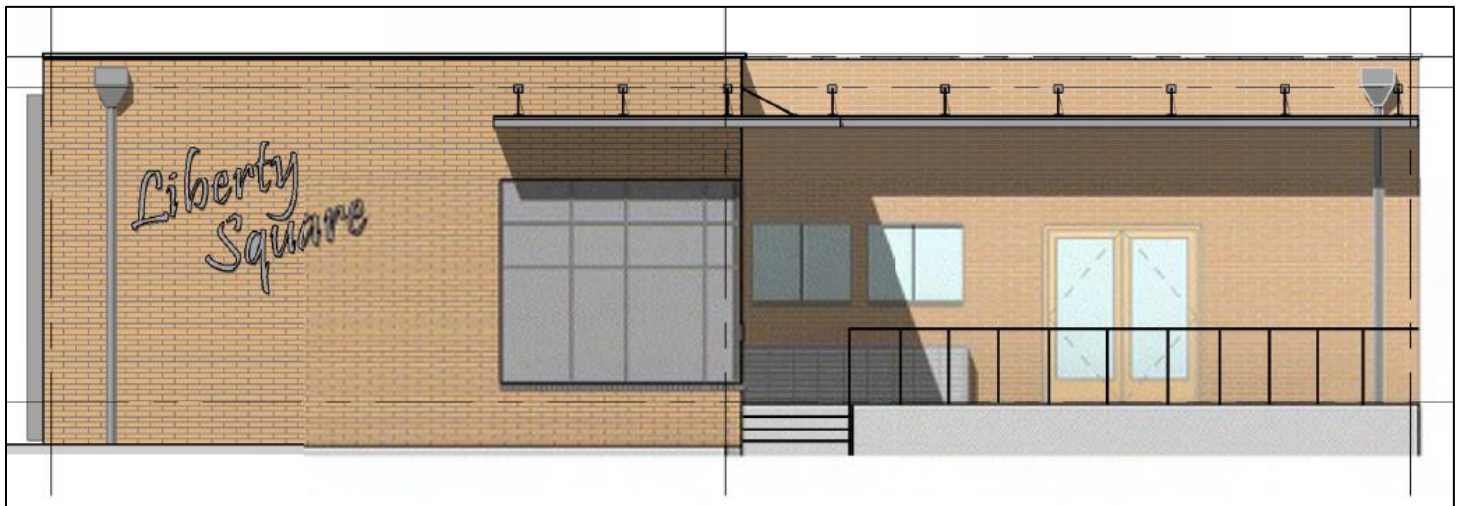
<http://www.slcdocs.com/Planning/HLC/2018/00266.pdf>. The Historic Landmark Commission approved the new construction of 8 multi-family buildings and the adaptive reuse of the Ensign Floral Building (640 E. 500 S) as part of the Liberty Square New Construction project. The adaptive reuse and alterations of the Ensign Floral Building included reinstating the historic metal canopy extending along the west and south elevations on the principal elevations. The installment of the canopy was a point of focus of the Historic Landmark Commission, which is why the proposed change is being forwarded to the Commission for a decision.

### **ENSIGN FLORAL APPROVED ELEVATION**

The approved Ensign Floral west and south elevations included the installation of a canopy that was designed to mimic the original/historic canopy and was to cantilever across the primary elevation.



**Historic Photo of Ensign**



**Approved Elevation**

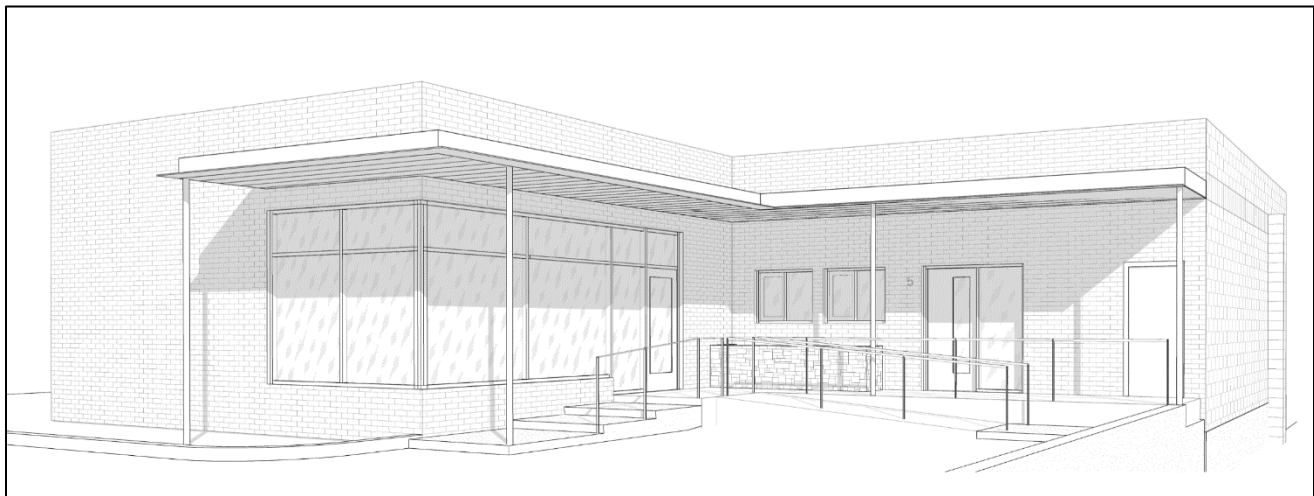
### **ENSIGN FLORAL PROPOSED MODIFICATIONS**

The applicant is requesting to install 4 circular columns along the west and south elevation to aid in distributing the weight of the canopy. The applicant provided an

explanation that provides information on why cantilevering the canopy is not possible with the historic construction of the building.

“Our proposal is to add four columns to the exterior side of the canopy. By eliminate most – but not all - of the cantilever with columns on the outside of the building, we can avoid having to penetrate the original wall and bond beam and avoid the connection to the double tees altogether. We have proposed small round columns similar to the existing column on the interior of the Ensign Building at the southwest corner of the large storefront window. One column would be placed at the north end of the canopy, in line with the edge of the front window on the west façade. Another would be placed at the south end of the canopy, at the south edge of the west façade. Between these two columns, the building and canopy make a zig-zag with two 90 degree turns, resulting in an outside corner at the southwestern-most point over the stairs leading to the front door, and an interior corner near the front door. Rather than placing the columns at the corners, the design and engineering team has worked to place the interior columns away from the corners, allowing these corner to retain an appearance of cantilevering at these key visual moments. The canopy increase a small amount so that the columns could land on the edges of the walkways below.”

The four columns are circular and approximately 4 inches in size. The canopy is proposed to increase 12 inches so that the columns connect to the beam and not the edge of the canopy. The new depth of the canopy is approximately 6’4.5”.

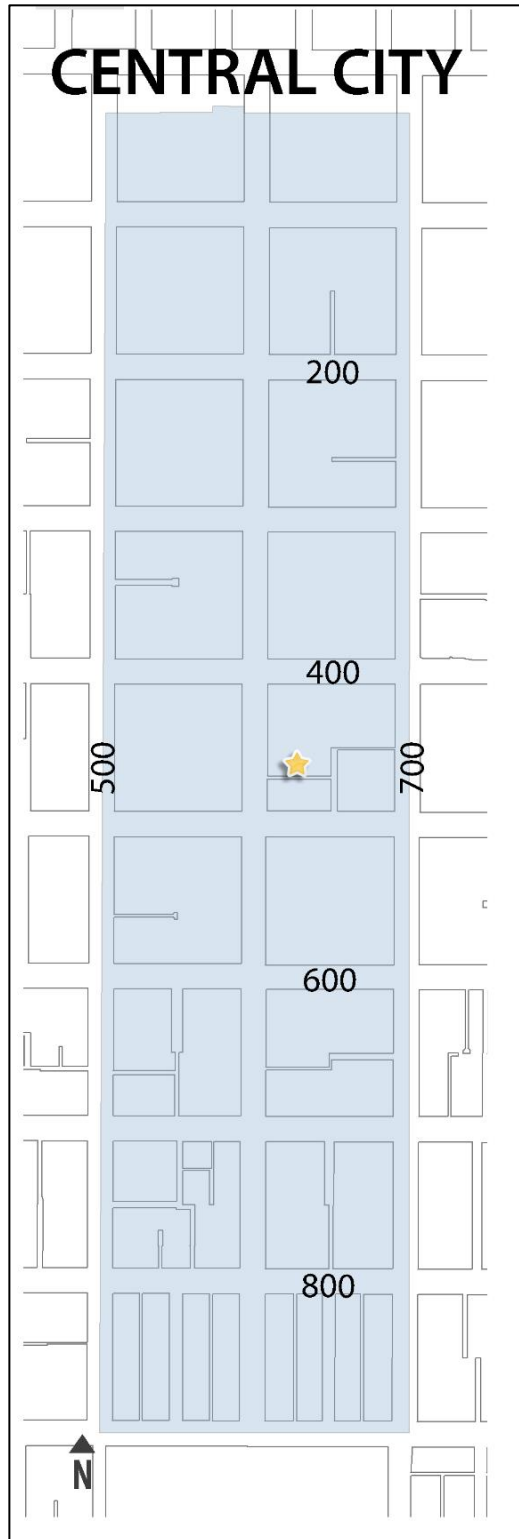


**Rendered Elevation of Modified Canopy**



## ATTACHMENT A. VICINITY MAP

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## **ATTACHMENT B. APPROVED PLAN SET**

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## **ATTACHMENT C. REVISED PLAN SET**

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# ATTACHMENT D. STANDARDS FOR ALTERING A CONTRIBUTING STRUCTURE

In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Standard	Finding	Rationale
<b>Standard 1:</b> 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;	<b>Complies</b>	The Ensign Floral building will change use from commercial to residential. The residential use will require changes to the exterior. Staff considers this proposed change to be minimal.
<b>Standard 2:</b> 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;	<b>Complies</b>	The historic character of the property will not be impacted by the installation of the four circular columns to support the weight of the canopy. The canopy is a historic feature that will be recreated and reinstated to the contributing building.
<b>Standard 3:</b> All sites, structure 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.	<b>Complies</b>	The proposed alterations do not seek to create a false sense of history. The alteration has historical basis in that it will reinstate a significant character defining feature of the structure.
<b>Standard 4:</b> Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	Not Applicable	This specific request does not involve the removal of an addition or alteration.
<b>Standard 5:</b> Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	<b>Complies</b>	The steel canopy on the front façade was one of the character defining features. The applicant will be reinstating the canopy, utilizing the historic pictorial evidence. However, the canopy will not be able to be cantilevered from the primary elevations, due to structural conflicts. The applicant is requesting to install 4 columns to support the weight of the canopy. The columns are rather slim and will be installed to impose the least visual impact as possible.
<b>Standard 6:</b> 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.	<b>Complies</b>	The lost canopy will be recreated and reinstalled. As discussed earlier, the canopy will not be able to be installed, as it was historically. New columns will be necessary to support the weight of the architectural feature.
<b>Standard 7:</b> 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.	Not Applicable	This request does not include chemical or physical treatments that can cause damage to historic materials.

<b>Standard 8:</b> Contemporary designs 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.	<b>Complies</b>	The introduction of the four circular columns is a contemporary solution to the structural issues posed by the installation of the canopy.
<b>Standard 9:</b> Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate 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.	<b>Complies</b>	This request does not include any additions. The proposed alterations would not be changing any distinctive features. The proposed columns will also reduce the risk of installing a cantilevered canopy to the masonry walls.
<b>Standard 10:</b> Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.	Not Applicable	None of the prohibited materials are being proposed.
<b>Standard 11:</b> 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.	Not Applicable	The sign on the front of the building will remain.

# ATTACHMENT E. GUIDELINES FOR ALTERING A CONTRIBUTING STRUCTURE

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A Preservation Handbook for Historic Commercial Properties & Districts in Salt Lake City, Chapter 5 Architectural Details, are the relevant historic design guidelines for this design review, and are identified here as they relate to the corresponding Historic Design Standards for alteration to a contributing structure in the Central City Historic District (21A.34.020.G).

## Design Objective

Historic Storefronts should be retained, repaired and restored if necessary. Later alterations that have achieved historical significance should be retained and preserved.

2.1 Historic storefronts and their components should be retained and maintained.

- Storefront components include display windows, bulkheads, transoms, doors, cornices, pillars and pilasters.
- Deteriorated or damaged storefronts and their components should be repaired to retain their historic appearance.
- Covering or concealing historic storefront components with modern materials should be avoided.

2.2 If a historic storefront has been altered or components are missing, consider reinstatement.

- Consult historical evidence like photographs and drawings to help determine the design and style of missing components.
- Carefully remove later materials that obscure original designs, detail or materials and restore the original if possible.
- Alterations that have acquired historic significance in their own right should be retained and preserved.

2.3 An alternative design that is compatible with the remaining character-defining features of the historic building should be considered where an original façade is missing and no evidence exists of its original appearance.

2.4 Preserve a historic awning or canopy when feasible.

- Maintain and repair existing original elements of awnings and canopies.
- Replace in kind only those parts that are beyond repair.
- Substitute materials may be considered if they convey the same visual appearance of the replacement part.

2.5 If a canopy has been altered or is missing consider restoring it to the original design.

- Use photographic evidence to determine the original design of the canopy.
- Where an original canopy is missing, and no evidence of the original design exists, consider using a simplified interpretation of a traditional canopy as a replacement.