



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Joshua Biggs, Associate Planner
801-535-6083 or joshua.biggs@slcgov.com

Date: June 1, 2022

Re: **PLNHLC2022-00164 – Major Alteration of 511 S. 500 E. (approximately)**

MAJOR ALTERATION

PROPERTY ADDRESS:

Approximately 511 S. 500 E.

PARCEL IDs: 16-06-476-001-0000

HISTORIC DISTRICT: Central City

MASTER PLAN: Central Community Master Plan

ZONING DISTRICT: CN (Neighborhood Commercial) Zoning District

DESIGN GUIDELINES: Commercial Design Guidelines

REQUEST: Bret Bullough from Baros Design, representing property owner Victor Galindo, has submitted an application to the city for a proposed rehabilitation of the former Hale's Food Market at approximately 511 S. 500 E. This project, constituting a major alteration, requires review by the Historic Landmark Commission. The base zoning of the property is zoned CN (Neighborhood Commercial). The property is located within the Central City Local Historic District and is a contributing building within the district.

RECOMMENDATION: As outlined in the analysis and findings in this Staff Report, Planning Staff recommends that the Historic Landmark Commission approve the major alteration request with the conditions listed, below:

1. All replacement stucco shall be replaced “like for like” using traditional stucco and three-part application method, as well as the same finish texture (see Historic Preservation Standards 2, 5, and 6).
2. Final design details are delegated to planning staff.

ATTACHMENTS:

- A. [Project Narrative, Supporting Materials/Drawings](#)
- B. [Site Photos](#)
- C. [Central City Survey Information, Historic Photos, etc.](#)
- D. [Analysis of Standards for CN Zoning District](#)
- E. [Analysis of Standards for Major Alterations in a Historic District](#)
- F. [Applicable Design Guidelines](#)
- G. [Public Comments](#)

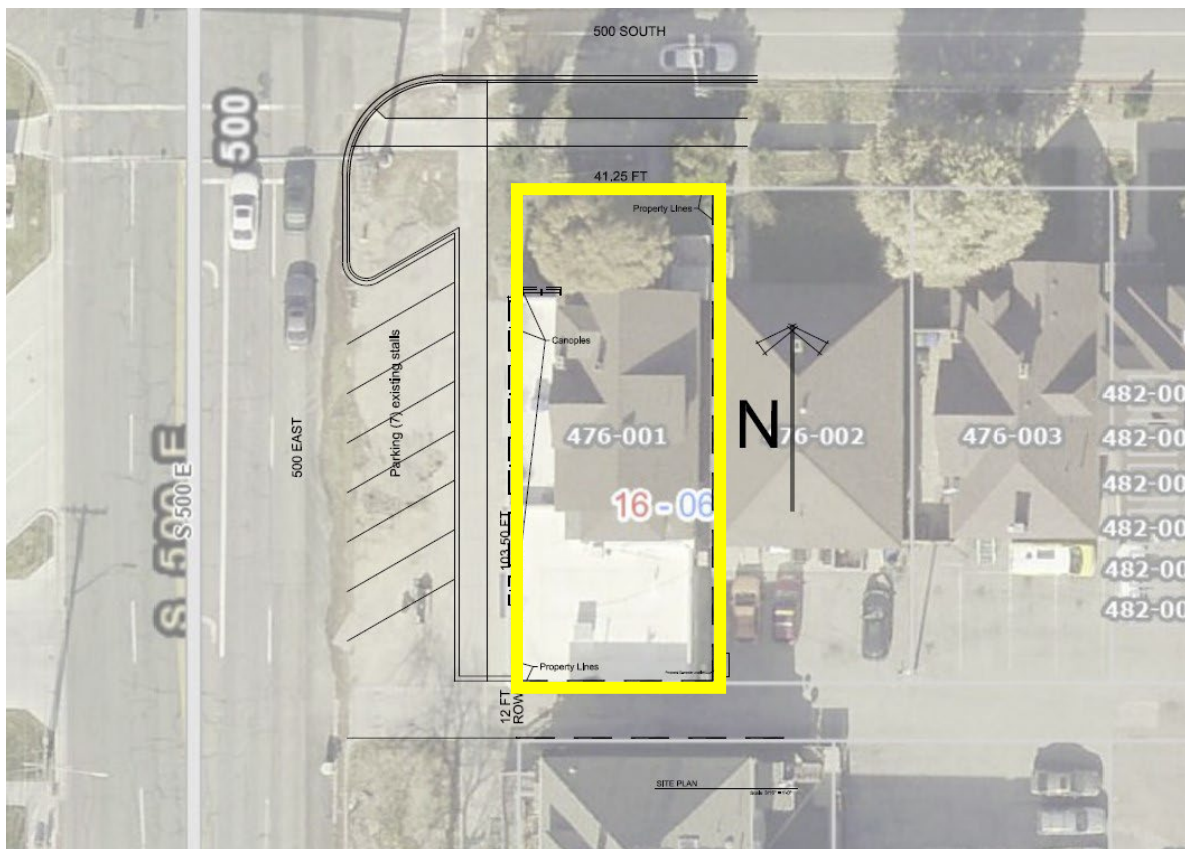


Figure 1: Aerial View of Proposed Project

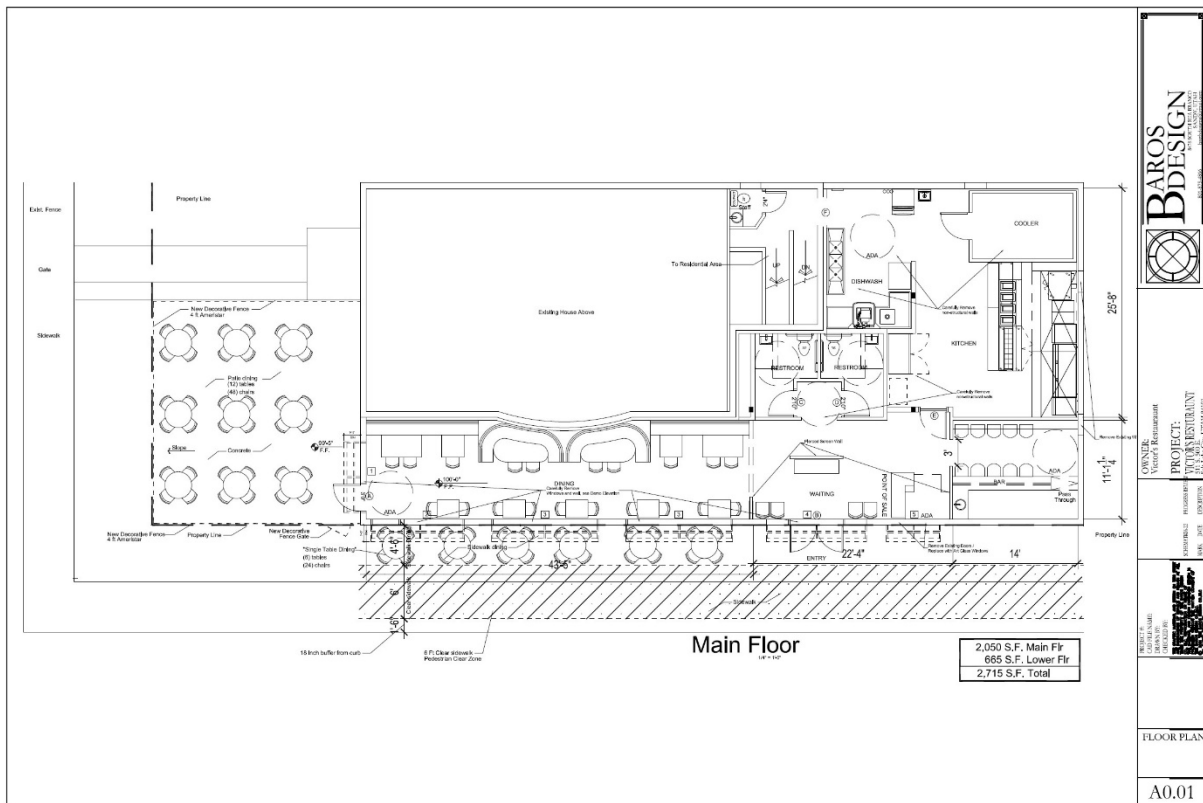


Figure 2: Site Plan/Floor Plan of Proposed Project

BACKGROUND INFORMATION:

The former Hale's Food Market is located at approximately 511 S. 500 E. and is listed as a contributing building in the Central City Local Historic District. It is also a contributing building in the Salt Lake City East Side National Register Historic District. The one-story stucco-clad building is an estimated ca. 1940 addition to a ca. turn-of-the-20th-century single-family home. Tax photos from the Salt Lake County Archives identify the progression and subsequent changes to the property over time. The front-gable residence (still standing) was built in a vernacular "style", likely near the turn of the 20th century. A historic tax photo from the Salt Lake County Archives (see figure 3) dating to 1942 shows a wood frame building with an "Old West" style front.



Figure 3: 1942 Tax Photo of "Hale Grocery."
Source: Salt Lake County Archives

It was after this time that the building was substantially remodeled in the Art Moderne style with a sleek, streamlined appearance, curved storefront windows, and a stucco facade. Figure 4, a 1955 tax photo from the Salt Lake County Archives, shows the striking changes that took place to the commercial building since its initial construction. Subsequently, the building was expanded to the north along the west façade of the single-family residence. It is not known what this later addition to the store originally looked like, but present-day conditions indicate that the north addition was built “in line” with the same setbacks, height, and exterior cladding as the existing commercial building. At some point during the building’s existence, original window openings were shortened and filled in with glass block. These shortened window openings are currently extant.

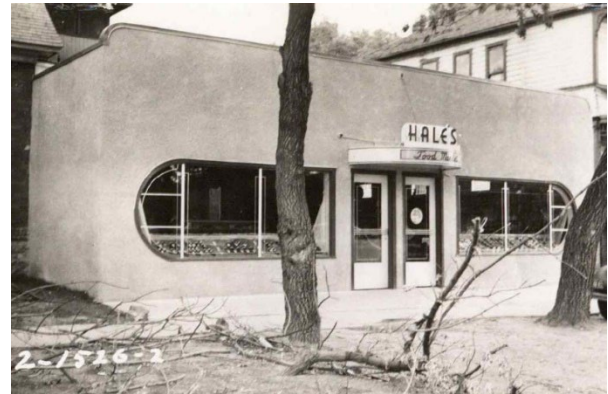


Figure 4: 1955 Tax Photo of “Hale’s Food Market.”

Source: Salt Lake County Archives

EXISTING SITE CONDITIONS:



Figure 5: Existing Aerial View of Site and Portion of Surrounding Blocks.

Source: Salt Lake County

The subject site comprises one individual property on the southeast corner of 500 S. & 500 E., totaling 0.098 acres in area, approximately 4,269 square feet in size. The subject property is located within the Central City Local Historic District. The property comprises one building: an historic single-family home (which faces 500 S.), which is connected to a large commercial addition (which faces 500 E.). This addition wraps around the home to the west and south. The commercial addition, while not original to the site, is still considered historic in its own right, and is clearly delineated from the original structure.

PROJECT DESCRIPTION

This is a request for a Certificate of Appropriateness (CoA) for Major Alterations to substantially rehabilitate the former Hale's Food Market for use as a restaurant. The building is currently vacant and is showing signs of exterior deterioration and wear. The rehabilitation to the existing structure does not include an addition.

Changes to West Elevation:

The proposal includes a request to remove the existing glass block windows on the elevation, and the subsequent installation of large aluminum storefront windows. Three 4-pane storefront windows are proposed for installation on this elevation with metal canopies above. Plans indicate that the southernmost window will be removed, and the opening filled in. The existing historic front doors are proposed for replacement with modern doors with sidelights on either side. An art glass window is proposed for installation on the west façade in place of the current doors. A metal canopy has been proposed above the new front entry doors and art glass window. The current historic doors are proposed for replacement to adhere to ADA width standards. The applicant has proposed to replace the stucco due to the material's deteriorated condition and underlying moisture issues. The chain link fence on the west property line between the north property line and the building is proposed for replacement with a decorative 4-foot metal fence. Outdoor dining is proposed adjacent to the sidewalk. No changes are proposed to the existing on-street parking stalls. On the west side of the property, site work is proposed underground to install a grease interceptor.



Figure 6: View of West Elevation



Figure 7: Rendering of West Elevation

Changes to the North Elevation:

On the north side of the building, a door and sidelight are proposed for installation, with a metal canopy above. A decorative 4-foot metal fence is proposed to be installed at the north property line. The current chain link fence adjacent to the north property line is proposed for removal. Outdoor dining is proposed in the front yard. Replacing front yard landscaping with concrete to accommodate outdoor dining has been proposed.



Figure 8: View of North Elevation

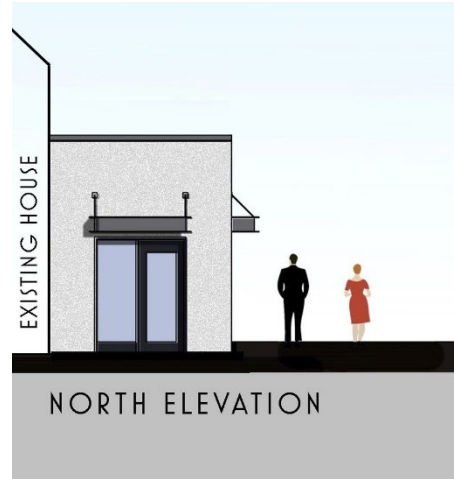


Figure 9: Rendering of North Elevation

Changes to the East & South Elevation:

On the east property line between the building and the north property line, the applicant has proposed to replace the current fence and replace it with a decorative 4-foot metal fence. Extant stucco is also proposed for replacement.

Signs:

The proposal includes the addition of one new business sign. One wooden flat sign measuring 9'6" x 8'2" is proposed on the west elevation adjacent to 500 East. The CN zone allows the size of a flat sign to be one square foot for every linear foot of building frontage. The building is approximately 84 feet in length north to south. Based on the length of the building, this sign is permitted in the CN district because it is approximately 77.5 square feet in area. The proposed sign is halo (backlit) illuminated.



Figure 10: Rendering of Proposed Flat Sign

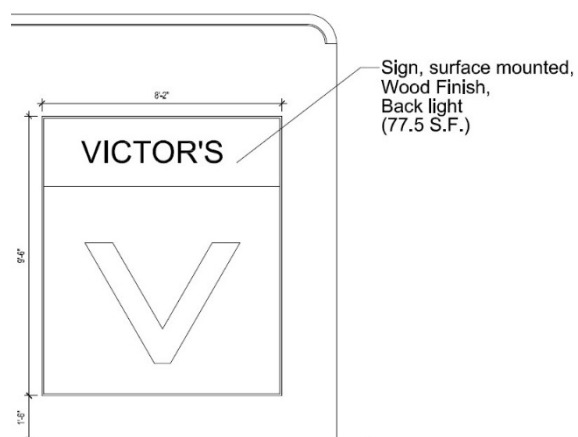


Figure 11: Dimensions of Proposed Flat Sign

Key considerations:

- The plans submitted by the applicant show several enlarged window openings on the west (primary) façade of the building, as well as plans for the installation of a door and sidelight on the north elevation. While the ratio of solids-to-voids on the primary and secondary elevations would change, planning staff determined that the larger windows would not adversely change that overall defining character of the building and would bring more light into the interior. It is also consistent with how the building looked historically to have large storefront windows, albeit in a contemporary style. The owner is not planning on having curved Art Moderne style windows installed because of cost concerns. It is planning staff's opinion that the modern windows and openings do not constitute an adverse effect to the building and recommends that the Historic Landmark Commission approve these changes.
- Plans call to remove the existing stucco on the building. The applicant has cited the stucco's deteriorated condition and underlying moisture issues as the rationale for replacement. Staff supports wholesale stucco replacement, conditional on the stucco being replaced "like for like" using traditional stucco and three-part application method, as well as the same finish texture.

NEXT STEPS:

If the request for a COA for Major Alterations is granted by the HLC, any final details would be delegated to Planning Staff. After approval, the applicant may proceed with the project as represented in this Staff Report and will be required to obtain all necessary approvals and permits for the proposed work.

If the request is denied, the applicant would not be issued a Certificate of Appropriateness and would be required to submit a new application.

ATTACHMENT A: PROJECT NARRATIVE, SUPPORTING MATERIALS/DRAWINGS

Project Description

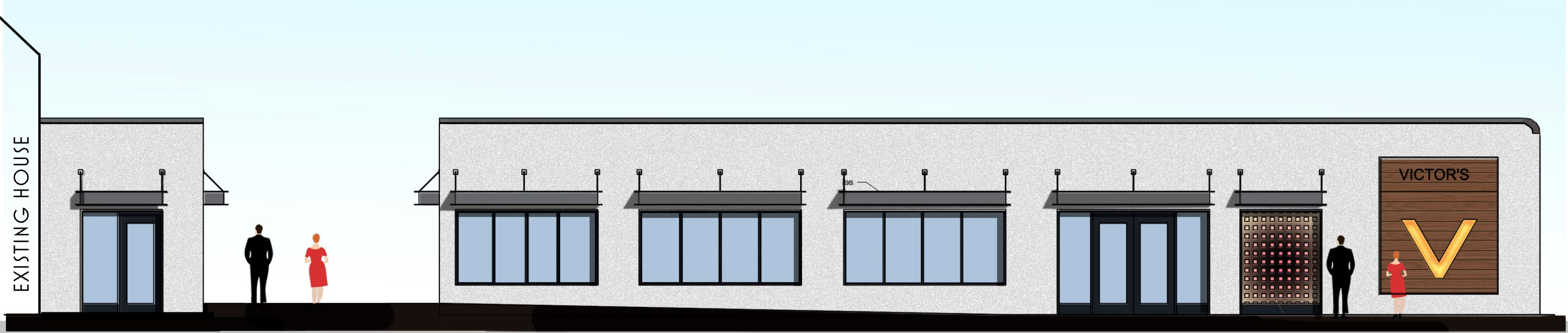
511 S. 500 E.

Renovation to an old run down market to develop a vibrant restaurant at this city corner. Larger windows are planned to create a strong connection from inside the restaurant to the sidewalk area. The current fence will be removed. A new 4-foot metal fence will be installed at the north, east, and west property lines. Outdoor dining is planned. A small bar is planned inside the restaurant. Deteriorated stucco will be replaced "like for like" with a traditional hard coat stucco. See colored elevations.



Proposed Materials

- Traditional hard coat stucco
- Glass /aluminum storefront windows and doors
- Wood panel sign
- Steel canopies
- Steel fence



NORTH ELEVATION

WEST ELEVATION

VICTORS RESTAURANT

511 S. 500 E.



Scale $3/16" = 1'-0"$

OWNER:
Victor's Restaurant

PROJECT:
VICTOR'S RESTAURANT
511 S. 500 E.,
SALT LAKE CITY, UTAH 84101


SCHEMATIC	DATE	MARK	DESCRIPTION	PROGRESS REVIEW
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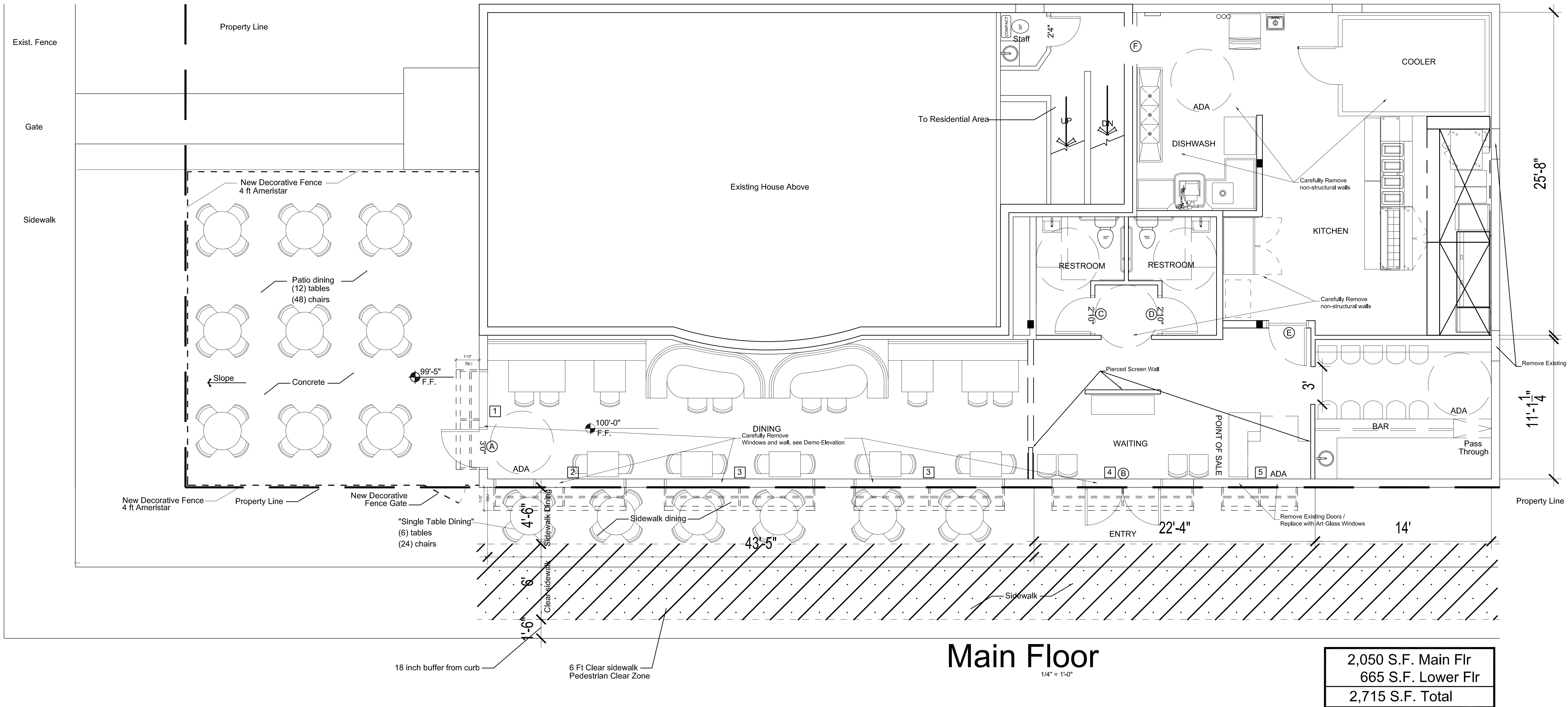
CAD FILE NAME:
DRAWN BY:
CHECKED BY:

SITE PLAN

SP0.01



A0.00	DEMO PLAN	<p>PROJECT #: CAD FILE NAME: DRAWN BY: CHECKED BY:</p> <p>THE DRAWING IS THE PROPERTY OF BAROS DESIGN LLC AND SHALL REMAIN THE PROPERTY OF BAROS DESIGN LLC. NO PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM BAROS DESIGN LLC.</p>	<p>OWNER: Victor's Restaurant</p> <p>PROJECT: VICTOR'S RESTAURANT 511 S. 500 E. Salt Lake City, UTAH 84101</p>	 <h1 style="text-align: center;">BAROS DESIGN</h1> <p style="text-align: center;">8478 SOUTH RUA BRANCO SANDY, UTAH 801-879-4866 barosdesignutah.com</p>
		<p>SCHEMATIC#06-22</p> <p>MARK DATE</p> <p>PROGRESS REVIEW</p> <p>DESCRIPTION</p>		



BAROS Bdesign
8478 SOUTH RUA BRANCO
SANDY, UTAH
801-879-4866
barosbdesign.com

OWNER:
Victor's Restaurant

PROJECT:
VICTOR'S RESTAURANT
511 S. 500 E.
Salt Lake City, UTAH 84101

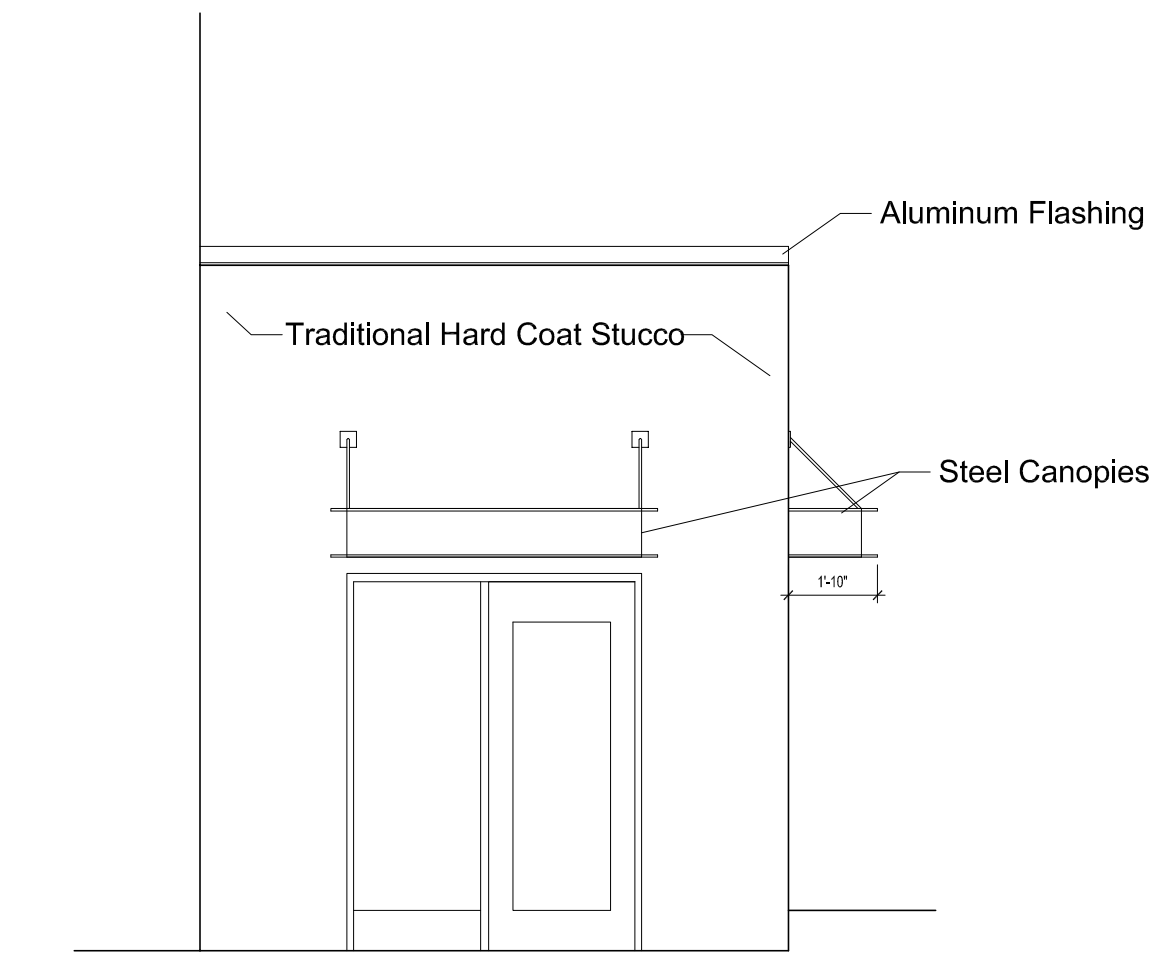
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SCHEMATIC-22

MARK DATE DESCRIPTION

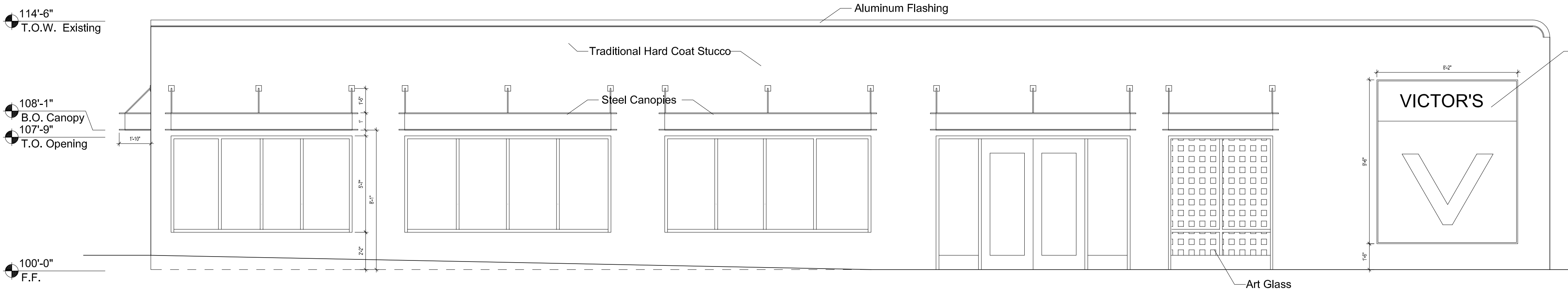
FLOOR PLAN

A0.01



North Elevation

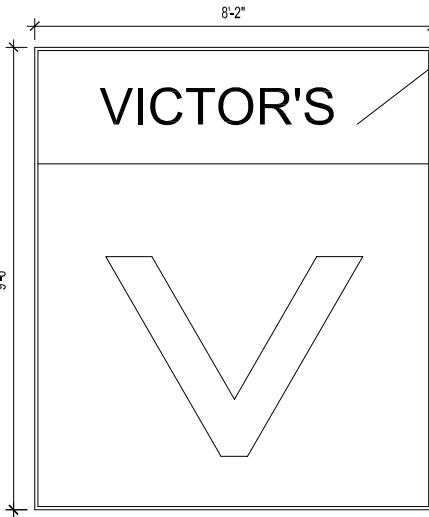
1/4" = 1'-0"



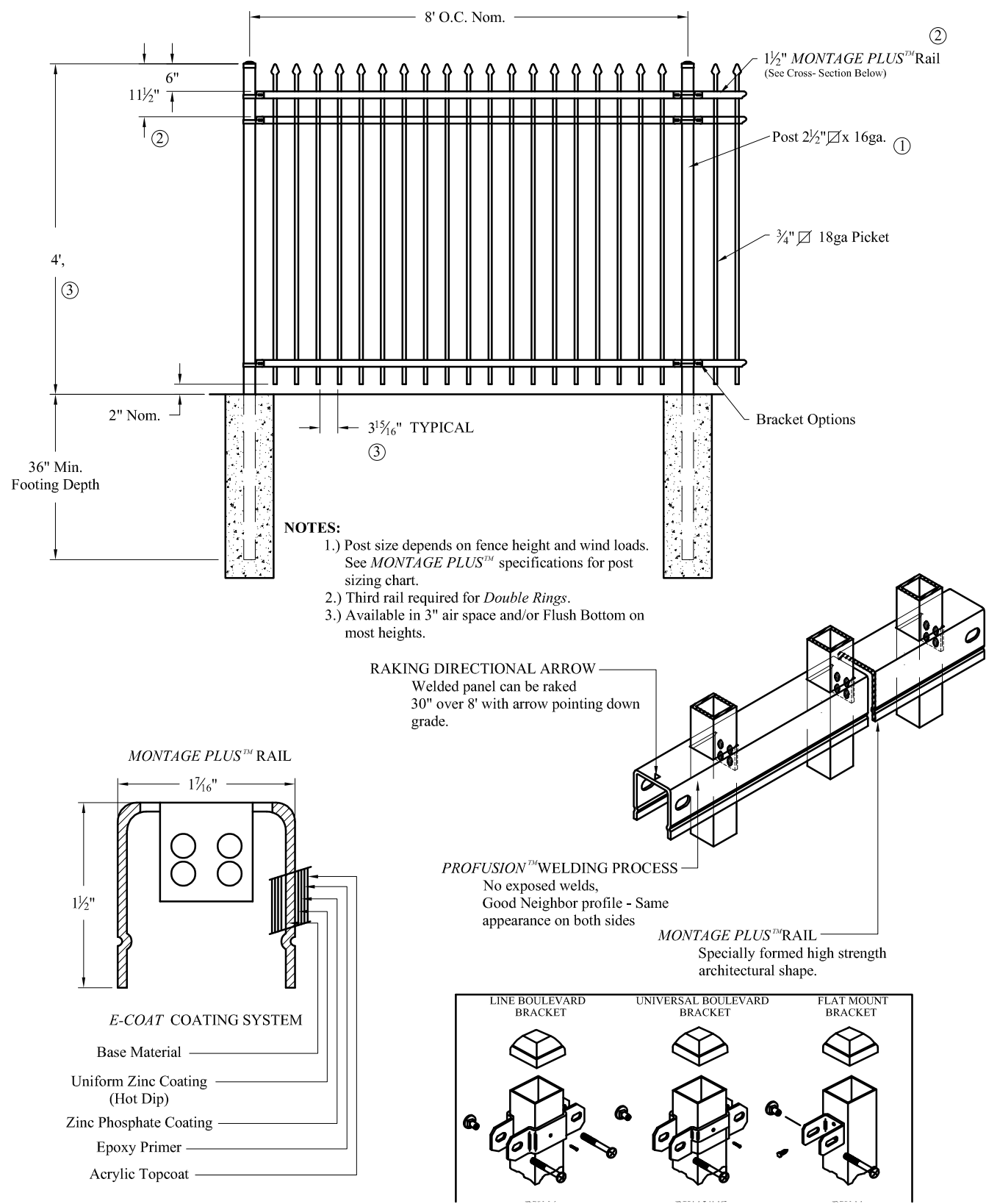
West Elevation

1/4" = 1'-0"

Sign, surface mounted,
Wood Finish,
Back light
(77.5 S.F.)



Art Glass



Ameristar Decorative Fence - 4 FT.

BAROS
DESIGN

8478 SOUTH RIVA BRANCO
SANDY, UTAH
801-879-4866
baredesigns@gmail.com

OWNER:
Victor's Restaurant

PROJECT:
VICTOR'S RESTAURANT

511 S. 500 E.
Salt Lake City, UTAH 84101

PROJECT #:	CAD FILE NAME:	DRAWN BY:	CHECKED BY:
SCHEMATIC/06-22			
MARK	DATE	DESCRIPTION	

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND THE UTAH ELECTRICAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

ELEVATIONS

ATTACHMENT B: SITE PHOTOS



Figure 12: North Elevation



Figure 13: Closeup of North and West Elevations



Figure 14: Entry Doors on West Elevation



Figure 15: Glass block window on West Elevation



Figure 16: South and West Elevations



Figure 17: West Elevation

ATTACHMENT C: CENTRAL CITY SURVEY INFORMATION, HISTORIC PHOTOS, ETC.

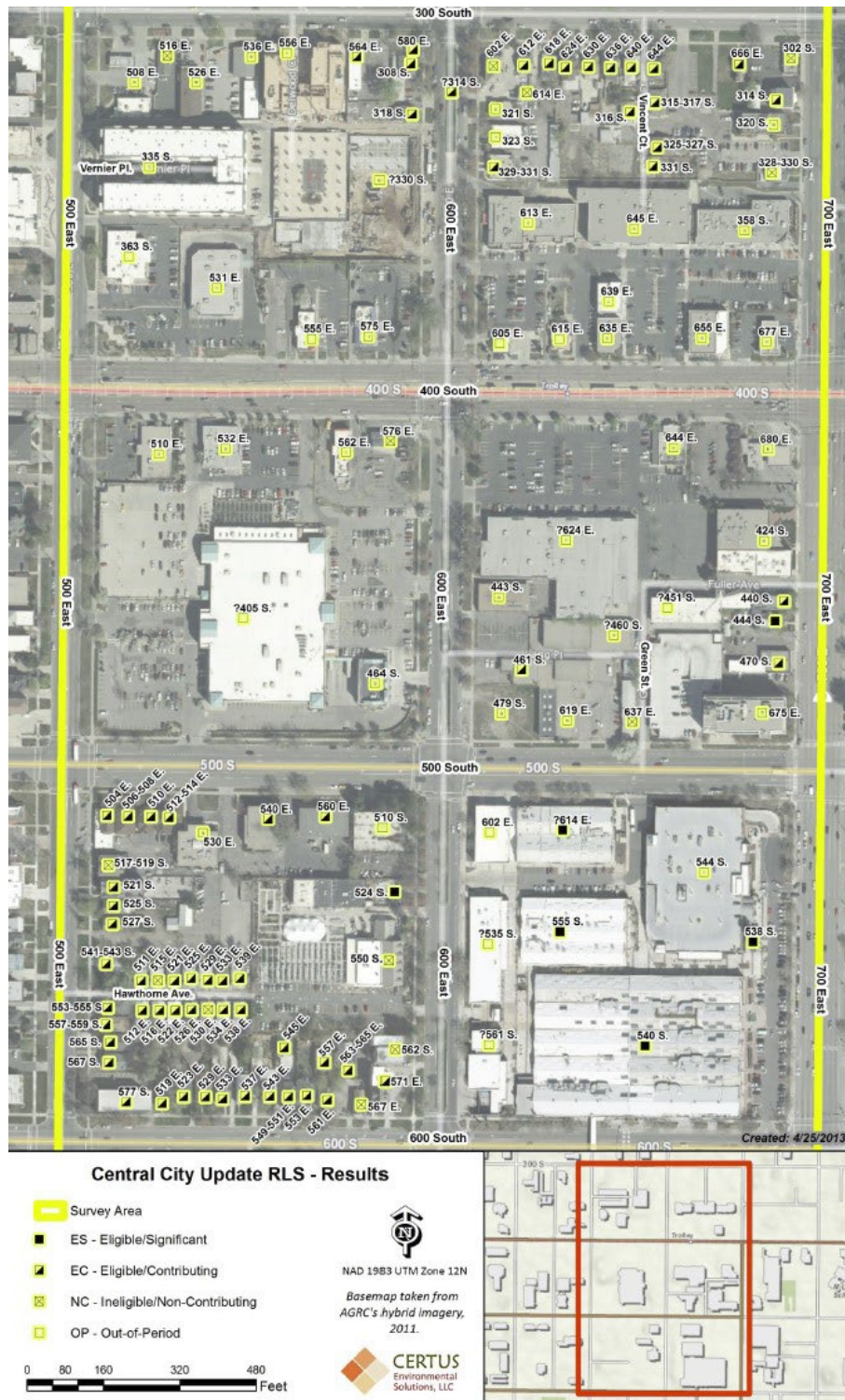


Figure 18: Portion of Central City Survey Area

**UTAH STATE HISTORIC PRESERVATION OFFICE
STRUCTURE/SITE INFORMATION FORM**

IDENTIFICATION

Name of Property: Don Hale F.C. Roberts, owners Site No.: B-24
HALES MARKET
 Street Address: 504 EAST 500 SOUTH (also [redacted]) T. R. S.
 City, County: 511 South 500 East Map Name/Date:
 Current Ownership: ☒ Private ☐ Public Local UTM:
☐ Public State ☐ Public Federal Tax #: 16-06-476-001
 Name of historic district (if applicable): 6th East
 Legal Description (include acreage):

E/STATUS 2

1989: Don C. Hale 2431 E. Lynnwood Dr. SLC, UT 84109
Francis C. Roberts
 Original Use: Single family Current Use: Residential/Commercial

<u>Property Category</u>	<u>Evaluation</u>	<u>Condition</u>	<u>Alterations</u>
<input type="checkbox"/> building	<input checked="" type="checkbox"/> eligible/	<input type="checkbox"/> excellent	<input type="checkbox"/> none
<input type="checkbox"/> structure	<input type="checkbox"/> potentially eligible	<input checked="" type="checkbox"/> good	<input type="checkbox"/> minor
<input type="checkbox"/> site	<input type="checkbox"/> ineligible	<input type="checkbox"/> fair	<input checked="" type="checkbox"/> major
<input type="checkbox"/> object	<input type="checkbox"/> out-of-period	<input type="checkbox"/> deteriorated	<input type="checkbox"/> moved
		<input type="checkbox"/> ruins	<input type="checkbox"/> demolished

DOCUMENTATION 3

<u>Photo Date</u>	<u>Drawings and Plans</u>	
<input type="checkbox"/> slides:	<input type="checkbox"/> measured floorplan	<input type="checkbox"/> Historic American Building Survey
<input checked="" type="checkbox"/> prints: <u>1989</u>	<input type="checkbox"/> site sketch map	<input type="checkbox"/> other:
<input type="checkbox"/> historic:	<input type="checkbox"/> original plans available at:	
<u>Research Sources</u>		
<input type="checkbox"/> abstract of title	<input type="checkbox"/> city directories	<input type="checkbox"/> SLC Library
<input type="checkbox"/> plat records/map	<input type="checkbox"/> census records	<input type="checkbox"/> BYU Library
<input type="checkbox"/> tax card & photo	<input type="checkbox"/> biographical encyclopedias	<input type="checkbox"/> U of U Library
<input type="checkbox"/> building permit	<input type="checkbox"/> newspapers	<input type="checkbox"/> USU Library
<input type="checkbox"/> sewer permit	<input type="checkbox"/> city/county histories	<input type="checkbox"/> LDS Genealogical Library
<input type="checkbox"/> Sanborn maps	<input type="checkbox"/> personal interviews	<input type="checkbox"/> LDS Church Archives
<input type="checkbox"/> obituary index	<input type="checkbox"/> Utah State Historical Society	

BIBLIOGRAPHICAL REFERENCES (books, records, interviews, photos, maps, etc.)

Figure 19: Survey Information for Property



Figure 20: Survey Photo

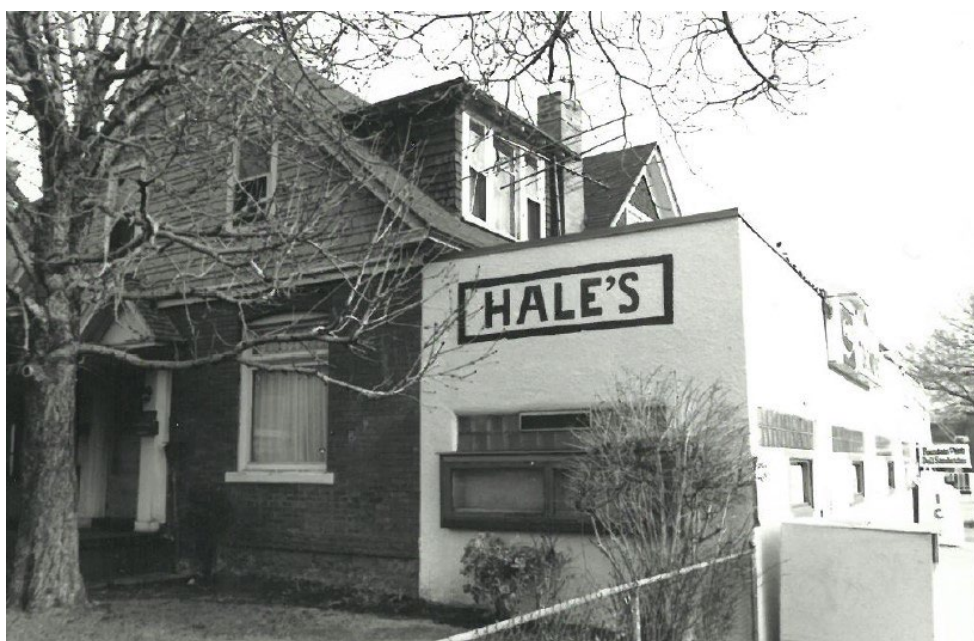


Figure 21: Survey Photo



*Aerial Image of Site and Surrounding Properties, 1985.
Source: Utah Aerial Imagery Database,
Utah Geologic Survey*

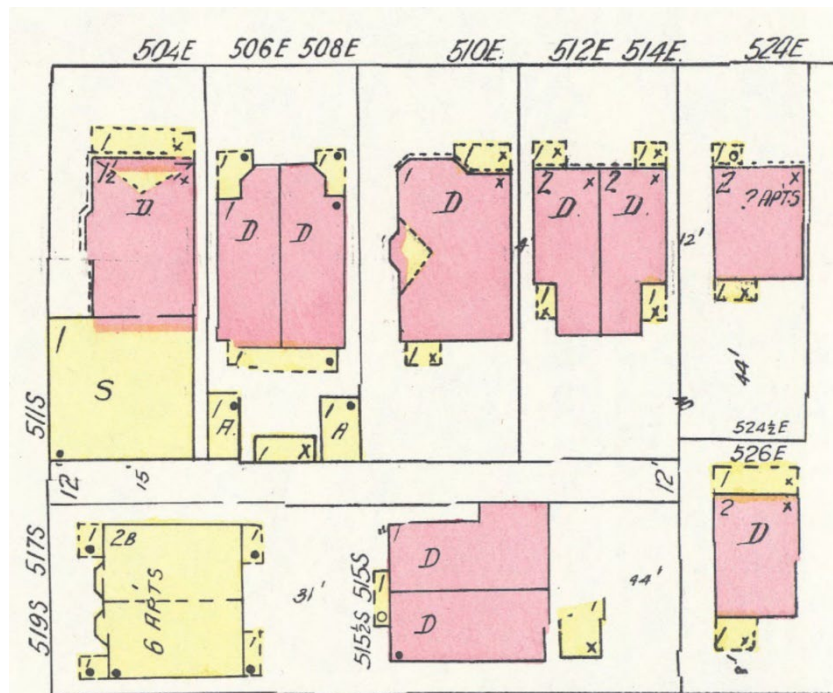


Figure 22: Sanborn Fire Insurance Map, 1950. Source: J. Willard Marriott Digital Library, University of Utah



Figure 24: Historic image, 1942
Source: Salt Lake County Archives



Figure 25: Historic image, 1955
Source: Salt Lake County Archives

ATTACHMENT D: ANALYSIS OF STANDARDS FOR CN ZONING DISTRICT

21A.26.020: CN Neighborhood Commercial District

Purpose Statement: The CN Neighborhood Commercial District is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.

Standard	Proposed	Finding
Uses: Uses in the CN Neighborhood Commercial District as specified in section 21A.33.030, "Table of Permitted And Conditional Uses For Commercial Districts", of this title, are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.	Restaurant use is a permitted use in the CN zoning district, based on the permitted land uses in table 21A.33.030.	Complies
Lot Size Requirements: No minimum lot area or lot width is required. No lot shall be larger than sixteen thousand five hundred (16,500) square feet.	This lot is approximately 4,269 square feet.	Complies
Minimum Yard Requirements: Front or corner side yard: 15 feet Interior side yard: none Rear yard: 10 feet Buffer yard: any lot abutting a lot in a Residential District shall conform to the buffer yard requirements of chapter 21A.48 of this title. Accessory Buildings and Structures in Yards: a maximum setback is required for at least sixty five percent (65%) of the building façade. The maximum setback is twenty five feet (25'). Parking setback: Surface parking lots within an interior side yard shall maintain a thirty foot (30') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. Landscape Yard Requirements: Front and corner side yards shall be maintained as landscape yards. Subject to site plan approval, part or all of the landscape yard	The yards on the property are legal noncomplying. The existing yard is not changing. All setbacks are to remain in place. The rear of the building, facing the private alley (and abutting a residential zoning district), is not subject to landscaping requirements. A concrete patio is proposed to replace current front yard landscaping to accommodate outdoor dining.	Complies

may be a patio or plaza, conforming to the requirements of section 21A.48.090 of this title.		
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21A.46.090: Sign Regulations for the CN Zone

Standard	Proposed	Finding
Type of Sign Permitted: Flat sign (storefront orientation)	Flat sign	Complies
Maximum Area Per Sign Face: 1 square foot per linear foot of store frontage.	Sign is approximately 77.5 square feet in area. Building length is approximately 84 feet north to south.	Complies
Maximum Height of Freestanding Signs: Not applicable for this sign.	Sign will be 9'6" in height.	Complies
Minimum Setback: N/A	N/A	N/A
Number of Signs Permitted Per Sign Type: 1 per business or storefront	One sign is proposed for the building.	Complies
Limit on Combined Number of Signs: None	One sign is proposed for the building.	Complies

ATTACHMENT E: ANALYSIS OF HISTORIC PRESERVATION STANDARDS FOR MAJOR ALTERATIONS TO 511 S. 500 E. (APPROXIMATELY)

Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure Including New Construction of an Accessory Structure (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for the alteration of a contributing structure in a historic district, 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. The proposal is reviewed in relation to those that pertain in the following table.

Design Guidelines for Historic Commercial Properties & Districts in Salt Lake City, chapters 2, 3, 4, 5, and 9, are the relevant design guidelines for this design review. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for Alteration of a Contributing Structure Including New Construction of an Accessory Structure (21A.34.020.G), and can be accessed via the links below. Design Guidelines as they relate to the Design Standards are identified in Attachment F to this report. <http://slcgov.com/historic-preservation/historic-preservation-commercial-design-guidelines>
https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-66359

Standard	Analysis	Finding
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;	<p>The existing building (an addition to an earlier single-family home on site) was a grocery store in its early years. Use as a restaurant is not an intensive change from the building's historic purpose; the building will remain a commercial structure.</p> <p>Staff determined that restaurant use is a permitted use in the CN zoning district. Proposed changes to the building for use as a restaurant will not adversely affect the character of the building.</p>	Complies
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;	The owner of the property has proposed to remove the existing stucco veneer from the building because of cracking and underlying moisture concerns. Plans call to re-apply a stucco veneer. Staff supports wholesale stucco replacement, as long as traditional stucco materials and methods are used and applied using the same texture as the historic	Complies with Condition 1

	<p>stucco veneer. If historic materials are removed, they should be replaced “like-for-like.”</p> <p>The current glass block windows and smaller openings are not considered character-defining features of the structure. Staff supports their removal for larger storefront windows. While the proposed windows are not the same as the previous windows on the building historically, staff believes that this sensitive alteration is in harmony with the historic nature of the structure and is an acceptable contemporary change.</p>	
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;	The proposed alterations, including the west façade window openings, west doors, as well as the north façade window opening and door, are modern in design and are differentiated from the historic structure with contrasting but compatible materials and design. None of the proposed design elements seek to create a false sense of history.	Complies
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;	Staff has determined that the commercial addition to the single-family residential property is historically significant, and, though differentiated from the older property, contributes to the historic nature of the property. Preserving the commercial addition complies with historic preservation design guidelines.	Complies
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;	Many of the character defining features of the building were removed during previous remodel(s). The current stucco cladding is a character defining feature of the building. Due to cracking and underlying moisture issues, the owner has proposed to remove the existing stucco and apply a new stucco cladding. The existing parapet wall is also	Complies with Condition 1

	a character defining feature of the building. The curved portion of the parapet wall on the south side of the building is especially noteworthy. This feature will be retained as part of the building rehabilitation.	
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;	<p>Staff deemed it appropriate to have the existing stucco replaced, conditional on the stucco being replaced “like for like” using traditional stucco and three-part application method, as well as the same finish texture.</p> <p>The owner has proposed to replace the two historic entry doors on the west side of the building with an art glass window. Wider modern doors are proposed to the north of the existing doors. The applicant has cited ADA compliance as the reason for historic door replacement.</p> <p>No other historic features are proposed for replacement.</p>	Complies with Condition 1
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;	The applicant has not proposed to clean the existing stucco, as it is proposed for replacement.	N/A
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;	The proposed alterations use contrasting design and materials to differentiate the historic building from the new work. Staff finds that the proposed alterations are compatible with the size, scale, color, materials, and character of the existing building and the surrounding properties.	Complies
9. Additions or alterations to structures and objects shall be done in such a	The essential form and integrity of the building would not be impaired by this	Complies

<p>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;</p>	<p>proposal. Alterations, including larger window openings, doors, metal canopies, and signage, are all reversible changes.</p> <p>The proposal calls to remove the incompatible north and west facing windows and install larger window openings.</p>	
<p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>The project does not involve the direct application of aluminum, asbestos, or vinyl cladding to any historic materials.</p>	<p>Complies</p>
<p>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 chapter 21A.46 of this title.</p>	<p>The proposed sign complies with all applicable historic preservation design guidelines and zoning standards for signage.</p>	<p>Complies</p>

ATTACHMENT F: APPLICABLE DESIGN GUIDELINES

Design Guidelines for Historic Commercial Properties & Districts in Salt Lake City are the primary relevant historic guidelines for this design review and are identified below for the Commission's reference. Design Guidelines for Signs in Historic Districts are also relevant and relevant sign guidelines are referenced below.

Design Guidelines for Historic Commercial Properties & Districts in Salt Lake City

Chapter 2: Storefronts

Design Objective: Historic storefronts should be retained, repaired and restored if necessary. Later alterations that have achieved historical significance should be retained and preserved.

General:

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 facade is missing and no evidence exists of its original appearance.

- The new design should take into consideration the proportions, dimensions and hierarchy of the historic building.
- A simplified interpretation of a traditional storefront is appropriate.
- The new design should be subtly differentiated so that a false historical appearance is not created.

Awnings & Canopies

2.6 Replacement awnings of historical designs should be selected.

- Simple shed awnings are appropriate for rectangular openings.
- Arched awnings may be appropriate for arched openings.
- Awnings may be retractable or fixed in place.
- The use of bubble, concave, or convex awning forms is discouraged except where used originally.

2.7 New awnings should be designed and placed so that they do not span or detract from character-defining details and features of the building.

- Storefronts are an appropriate location for awnings.
- If pilasters or columns define the storefront, place awnings within this framework rather than overlap the entire storefront.
- Transom lights of prism glass or stained glass are important features of a building and should not be covered with an awning.

2.8 Awnings should be of materials used historically such as canvas.

- Alternative materials may be considered if they resemble canvas in appearance.
- Metal awnings may be appropriate for some building styles.
- Internally lit awnings and vinyl awnings are generally inappropriate.

Windows & Bulkheads

2.12 Design a replacement window and bulkhead that reflects the traditional hierarchy of storefront elements.

- If original display windows or bulkheads are missing or deteriorated beyond repair, replace with new to match the originals.
- If the original window design is unknown, a replacement window should maintain the traditional proportions and transparent quality of a storefront.
- Where the original bulkhead design is unknown, a complementary replacement design in wood, masonry, metal or other material that is compatible with the facade may be used.
- Tinted glass is only appropriate if it was used historically.

Doors & Entrances

2.14 The decorative and functional features of an original primary entrance should be preserved and maintained.

- Primary doors, or those on the main facade, should be preserved.
- Original framing such as jambs, sills, and headers of openings should be retained and maintained.
- Removing or altering original doors, surrounds, transoms, or sidelights should be avoided.
- Filling or partially blocking historic door openings is inappropriate.

2.15 Repairs to deteriorated or damaged historic doors should maintain the historic materials.

- When repairing historic doors, use methods to retain their historic fabric and appearance wherever possible.
- Epoxy is helpful in strengthening and replacing deteriorated wood.

2.16 Replace historic doors that are beyond repair or missing with new doors that are consistent with the style of the original door or building.

- Match replacement doors to the historic door in materials and size; ensure they are consistent for the style and period of the building.
- Ideally, a replacement door will have the same series of panels and have a frame of the same dimensions.
- Refer to documented research and/or historic photographs when replacing doors.

2.17 New openings should be located on side or rear facades rather than the main facade to minimize visual impact.

Chapter 3: Building Materials & Finishes

Design Objective: Primary historic building materials should be preserved in place whenever feasible. Retard deterioration or prevent damage through routine maintenance and repair. If damaged, repair or minimal replacement with matching material should be the objective.

3.1 Historic building materials, such as brick, stone, terra-cotta, cast concrete, mortar, wood, stucco and metals should be preserved and maintained.

- Harsh or abrasive cleaning treatments should be avoided.
- When the material is damaged, then limited replacement, matching the original, may be considered.
- Covering or concealing historic building material should be avoided.

3.2 The traditional scale, texture and character of masonry surfaces and architectural features such as the original tooling, bonding and mortar joints should be retained.

3.4 Masonry materials should be protected from water deterioration.

- If water is penetrating historic masonry, water repellent coatings can be used.
- There are very good non-paint related treatments that are highly effective in strengthening damaged sandblasted or abrasively cleaned masonry and rendering it more water repellent and resistant to the elements.
- Avoid the use of silicone-based sealants on masonry walls they do not allow the brick or stone to “breathe” and can trap moisture within walls.
- Proper drainage is essential to ensure that water does not collect and penetrate flat, horizontal surfaces or accumulate in decorative features.
- Positive drainage away from masonry foundations should be provided to minimize moisture migration from the ground.

3.22 A building’s original historic painted or unpainted appearance should be maintained.

- The painted surface of historically painted buildings or features should be maintained.
- Masonry buildings that have never been painted should not be painted.
- Consider removing paint from previously painted masonry surfaces that were not painted historically.

Chapter 4: Windows

Design Objective: Preserve, maintain and repair original windows. Concealing, enclosing or covering historic windows should be avoided. If replacement windows are necessary due to deterioration, match the historic windows in size, design and material.

4.2 The traditional ratio of window opening to solid wall (“solid to void”) should be maintained on a primary facade.

- Changing the amount of glass on a character defining facade will adversely affect the integrity of the building.

4.7 Missing original windows should be replicated to match the original.

- Consult historical, pictorial and physical documentation to help determine the original design.
- Match the original window in style, frame, sash, glazing and muntin configuration.
- Use materials that match the original.
- A new design may be appropriate if it is compatible with the window opening and historic character of the building.

4.8 A new window opening may be appropriate in a less public location if the design of the window is compatible with the historic character of the building.

Chapter 5: Architectural Details

Design Objective:

As important stylistic elements of a building’s character, preserve and maintain historic architectural details and features. Avoid removing or concealing historic architectural details. If repair or replacement is necessary, match replacements to the original as closely as possible in material, design, color and texture.

5.1 Traditional architectural details and features should be retained and maintained.

- Proper care and maintenance will help to ensure the integrity and longevity of historic features.
- Avoid the removal or concealment of original architectural features to prevent undermining a building's overall historic character.
- It may be necessary to consult with a historic architect, architectural conservator or experienced contractor to determine the appropriate treatment.

5.6 A historic cornice or parapet should be preserved and maintained.

5.7 Removing, concealing or covering original cornices or parapets with modern materials should be avoided.

Chapter 9: Accessibility

Design Objective: Modifications to a building or site to meet ADA accessibility requirements should not adversely affect character-defining spaces, architectural features or finishes.

9.1 Accessibility solutions must meet all state and local accessibility requirements as well as ADA mandates.

9.2 Identify and evaluate accessibility options within a preservation context.

- Damage to significant architectural features and materials should be avoided.

9.4 Access to historic buildings through a primary public entrance should be retained.

- Historic doors and door frames should be retained.
- Historic doors should be upgraded with a device to reduce door pressure.
- The use of automatic door openers with push plates is an appropriate alternative to meet ADA door requirements.
- If a primary public entrance cannot be retrofitted, make a secondary public entrance accessible.

Design Guidelines for Signs in Historic Districts

Design Objectives:

1. To ensure that all signs within the various local historic districts or on landmark sites are compatible with the special character of Salt Lake City's historic past.
2. To help convey the sense of excitement and vitality envisioned for the historic districts.
3. To encourage signs which, by their appropriate design, are integrated with and harmonious to the buildings and sites which they occupy.
4. To preserve and improve the appearance of the City as an historic community in which to live and work.
5. To allow each individual business to clearly identify itself and the goods and services which it offers in a clear and distinctive manner.
6. To promote signs as pedestrian oriented rather than automotive, which is consistent with the historic character.
7. To ensure that the installation of a sign does not damage the historic fabric, nor detract from the historic character of a historic district or landmark site.

Guideline 1

A sign should preserve, complement or enhance the architectural composition and features of the building.

- Covering or obscuring significant architectural details should be avoided.
- Damage to architectural detail when attaching the sign should be avoided.

Guideline 2

Consider the overall sign design as an integral part of the building façade.

- The new sign should be coordinated with the overall façade composition, including ornamental details and other signs.
- Signs should be in proportion to the building, so they do not dominate the building appearance.

Guideline 3

A master sign plan should be developed for the entire property to guide individual sign design and location decisions.

- This is especially important when a building includes multiple businesses.
- A master sign plan should specify the location, number and size of all signs on the property.
- The materials, methods of illumination and graphic standards should also be defined.
- A master sign plan should make all signs on the building cohesive, linking one to another, ultimately creating a central theme for the site.

Guideline 4

A sign should be designed to be in proportion and scale with the building.

- A sign should be in scale with the façade of the building.
- Signs that would cover more than 20 percent of the façade should be avoided.

Guideline 5

A sign should be designed to be a part of the overall building composition.

- A sign should be located on a building so it emphasizes the architectural elements of the façade.
- A sign should be mounted to fit within existing architectural features. The shape of the sign should be used to reinforce the relationship of moldings and transoms seen along the street.

Guideline 6

Signs should have a human scale, and be pedestrian oriented.

- Signs that are illegible when viewed from the sidewalk, or are located too high upon a building are not encouraged.
- A sign should be located on a building so that it draws an individual's attention toward the building or the use that it is intended to support.

Guideline 7

Position a sign so that it does not obscure or conflict with architectural features of the building.

- A wall sign should be placed so that it is framed by the architectural details of the building.
- A wall sign should be placed to reflect the fenestration pattern of the building.
- Placing or dimensioning a wall sign so that it spans the pilasters or detailing of a building should be avoided.
- A projecting sign should be positioned where it will not damage or visually intrude upon architectural details.
- A projecting sign should be placed where it will not obscure a wall sign.

Guideline 8

Position a sign primarily to serve the pedestrian at the street level.

- The majority of signs should be concentrated at the street level close to the entrance of the building.
- Signs at a higher level should be considered only where the premises may be limited in sign location at street level where otherwise, the sign would be obscured or if it is the name of the building.

Guideline 10

The projection of a wall sign should be minimized to the depth of the sign panel or letter.

- A wall sign should be relatively flush with the building facade.
- A wall sign should be designed to sit within rather than forward of the fascia or other architectural details of the building.

Guideline 11

A projecting sign should be designed to equate with the sign projection seen traditionally.

- Projecting a sign from the building wall should be attuned to the mass and scale of the building to which it is attached. A large projecting sign on a small building would compete with the architectural feel of the structure and therefore would not be encouraged.
- Projecting a sign that exceeds that of the immediate surrounding area is discouraged, but should be reviewed on a case by case basis.
- The sign bracket of a projecting sign should be designed as a decorative or complementary element of the sign.

Guideline 13

Illumination of a sign should be done with the objective of achieving a balance between the architecture, the historic district and the sign.

- The color and the intensity of illumination are central to achieving a complementary balance of building and signs.
- Unless historically documented, intermittent or flashing light sources should be avoided.
- The sign illumination source should be shielded and directed only toward the sign to minimize glare.
- Light intensity should not overpower the building or street edge.
- Small and discreet modern light fittings may provide an unobtrusive alternative to traditionally styled lamp units.

Guideline 14

Wiring conduit for sign lighting should be carefully routed to avoid damage to architectural details and to be concealed from view as much as possible.

- In some cases, copper sheathing should be used for wiring to minimize visibility.
- The wiring should be placed between the brick coursing and recesses to reduce the visibility.
- The power supply may be routed directly through a wall or window, hidden behind the sign.

Guideline 15

The illumination source for a sign should be compatible with both the sign and building.

- Light can be directed at the sign from an external, shielded lamp.
- All sign lighting should be shielded and directed only toward the sign.
- Internal illumination of the lettering only is most appropriate if internal illumination is used.

Guideline 16

Consider halo illumination as an alternative to other types of internally illuminated signs.

- Reversed pan-channel letters with an internal light source reflecting off of the building may be used for “halo” illumination.
- The light source should not be visible.

Guideline 19

Sign materials should be compatible with those of the historic building. Materials characteristic of the building’s period and style, used in contemporary designs, can form effective new signs.

- Painted wood and metal are appropriate materials for signs. Their use is encouraged.
- Unfinished materials should be designed and used carefully.
- Highly reflective materials that will be difficult to read may not be appropriate.
- The use of plastic on the exterior of a sign is usually not appropriate.

Guideline 20

Sign colors should complement the colors of the building.

- The number of colors used on a sign should be limited. In general, no more than three (3) colors should be used, although accent colors may also be appropriate.
- Sign colors should be coordinated with overall building colors.
- Color should be used both to accentuate the sign design and message, and also to integrate the sign or lettering with the building and its context.

Guideline 21

Strong primary colors should be used primarily as an accent.

- Sign panels should avoid the extensive use of primary color or significant areas of white or cream, which would have the effect of visually detaching the sign from the building.
- Primary colors should be used sparingly.

Guideline 22

Letter styles and sizes should be selected that will be compatible with the building front.

- Except on large buildings along arterial streets, sign lettering should be determined based on the legibility from the pedestrian way, and not the street.
- A sign letter of lesser height will be appropriate depending upon the scale of the street frontage.

Guideline 23

Letters that create signs that are out of character with the historic district or building, or that would alter the character of the historic district would be considered inappropriate.

- Use letters and fonts that enhance rather than detract from the historic design of the building.
- Lettering and fonts should emphasize legibility rather than any sort of stylistic agenda.

ATTACHMENT G: PUBLIC COMMENTS

Biggs, Joshua

From: Austin Taylor [REDACTED]
Sent: Friday, May 20, 2022 11:15 AM
To: Biggs, Joshua
Subject: (EXTERNAL) 511 S 500 E

I'm emailing to voice my support of the renovation of this building. I live just two blocks away and have walked past this building countless times on the way to the grocery store. It would be a boost to the area to see it renovated and put into use.

--

Austin Taylor
[REDACTED]