

**DETERMINATION OF CONTRIBUTING STATUS
DECISION AND FINDINGS
PLNZAD2018-00943**



REQUEST:

A request for an Administrative Determination regarding the contributing status of the structure located at 331 S. Vincent Court within the Central City Local Historic District. The status of the structure is being questioned by the Salt Lake City Fire Department and Building Services. The subject property is located within the RMF-35 (Moderate Density Multi-Family) zoning district.

DECISION:

The Zoning Administrator finds that the structure located at 331 S. Vincent Court is noncontributing to the Central City Local Historic District. The structure experienced a fire on November 15, 2018, which resulted in a significant loss of historic integrity. Due to this fire damage, the building is found to have lost its character defining-features and no longer satisfies the definition or criteria for a contributing structure.

BACKGROUND:

The subject property is located in the Central City Local Historic District, within the H (Historic Preservation Overlay District) and is subject to the standards in section 21A.34.020 of the Salt Lake City Zoning Ordinance. The structure is a one story single-family structure, which was constructed c. 1904.

On November 15, 2018, the structure lost the majority of its character defining features due to a fire of the subject property. Provided in Attachment B, the photos of the fire damage to the frame structure illustrate a loss of the roof feature, the siding and the existing fenestration. The damage to the structure is extensive.

Section 21A.34.020.B of the Salt Lake City Zoning Ordinance states the following regarding contributing and non-contributing structures:

Contributing Structure: A structure or site within the H historic preservation overlay district that meets the criteria outlined in subsection C15 of this section and is of moderate importance to the city, state, region or nation because it imparts artistic, historic or cultural values. A contributing structure has its major character defining features intact and although minor alterations may have occurred they are generally reversible. Historic materials may have been covered but evidence indicates they are intact.

Noncontributing Structure: A noncontributing structure is a structure within the H historic preservation overlay district that does not meet the criteria listed in subsection C10 of this section. The major character defining features have been so altered as to make the original and/or historic form, materials and details indistinguishable and alterations are irreversible. Noncontributing structure may also include those which are less than fifty (50) years old."

Historic Resource Surveys are one of the tools used by Staff for the purpose of identifying and evaluating the quantity and quality of historic resources for land use planning purposes following guidelines and forms of the Utah State Historic Preservation Office (SHPO).

The Intensive Level Survey, conducted in 1980, estimates the year of construction as 1904. The character defining features of the single-family structure, included; a distinctive gambrel roof, simple fenestration pattern and wood siding. The wood siding was eventually covered by asbestos. This structure was representative of a Builder's Vernacular style. This survey identified this structure as "Contributory."

An additional historic survey was conducted in 2013, and each property within the Central City Historic District was evaluated and given one of the following ratings:

- ES-Eligible/Significant
- EC-Eligible/Contributing
- NC-Ineligible
- OP-Out of Period

The subject structure was evaluated as EC and is therefore considered a contributing structure.

ANALYSIS & FINDINGS:

21A.34.020.C.15

Standards For The Designation Of A Landmark Site, Local Historic District Or Thematic Designation: Each lot or parcel of property proposed as a landmark site, for inclusion in a local historic district, or for thematic designation shall be evaluated according to the following:

- A. *Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
 - 1) *Events that have made significant contribution to the important patterns of history, or*
 - 2) *Lives of persons significant in the history of the city, region, state, or nation, or*
 - 3) *The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or*
 - 4) *Information important in the understanding of the prehistory or history of Salt Lake City; and**
- B. *Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the national register of historic places;*
- C. *The proposed local historic district or thematic designation is listed, or is eligible to be listed on the national register of historic places;*
- D. *The proposed local historic district contains notable examples of elements of the city's history, development patterns or architecture not typically found in other local historic districts within Salt Lake City;*
- E. *The designation is generally consistent with adopted planning policies; and*
- F. *The designation would be in the overall public interest.*

The Ordinance criteria draw directly from the national preservation methodology and evaluation criteria developed by the U.S. Department of the Interior for the Secretary of the

Interior's Standards for Historic Preservation. In relation to evaluating a property, the National Park Service provides clarification and guidance in the National Register Bulletin 15 'How to Apply the National Register Criteria for Evaluation'.

Analysis on standards A and B is done below. Standards C through F are not applicable because they relate to a district or site, and not to reevaluating the contributing status of individual parcels within the already designated Central City Local Historic District.

- A. *Significance in local, regional, State or national history, architecture, engineering or culture, associated with at least one of the following:*
1. *Events that have made significant contribution to the important patterns of history, or*
 2. *Lives of persons significant in the history of the City, region, State, or Nation, or*
 3. *The distinctive characteristics of a type, period or method construction; or the work of a notable architect or master craftsman, or*
 4. *Information important in the understanding of prehistory or history of Salt Lake City; and*

Analysis:

The building is not associated with an event that made a significant contribution to a pattern of history, is not associated with a person significant in the history of the city, region, state or nation. The original styling of the building was characteristic of a period of design; however the physical integrity of the building has been lost due to significant fire damage. The building does not relate to information important to the understanding of the prehistory or history of Salt Lake City.

- B. *Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the national register of historic places;*

Analysis:

The location of the structure has not been altered. The physical integrity of the subject structure, in regards to the design, materials, workmanship and feeling have been significantly altered from the fire. (Please see Attachment B)

SUMMARY:

Section 21A.34.020.C.15 of the Salt Lake City Zoning Ordinance outlines criteria that each property within a historic district must meet to be considered "contributing" to the historic district. Staff has reviewed the damage to the property and analyzed the applicable standards. Staff finds that the building's character defining features are not intact and have been substantially altered and thus is no longer a contributing structure within the Central City Local Historic District.

If you have any questions regarding this interpretation please contact Kelsey Lindquist at (801) 535-7930 or by email at kelsey.lindquist@slcgov.com.

APPEAL PROCESS:

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the


decision to be in error. Applications for appeals are located on the Planning Division website at <http://www.slcgov.com/planning/planning-applications> along with information about the applicable fee. Appeals may be filed in person or by mail at:

In Person: Salt Lake City Corp Planning Counter 451 S State Street, Room 215 Salt Lake City, UT	US Mail: Salt Lake City Corp Planning Counter PO Box 145471 Salt Lake City, UT 84114-5417
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NOTICE:

Please be advised that a determination finding a particular use to be a permitted use or a conditional use shall not authorize the establishment of such use nor the development, construction, reconstruction, alteration, or moving of any building or structure. It shall merely authorize the preparation, filing, and processing of applications for any approvals and permits that may be required by the codes and ordinances of the City including, but not limited to, a zoning certificate, a building permit, and a certificate of occupancy, subdivision approval, and a site plan approval.

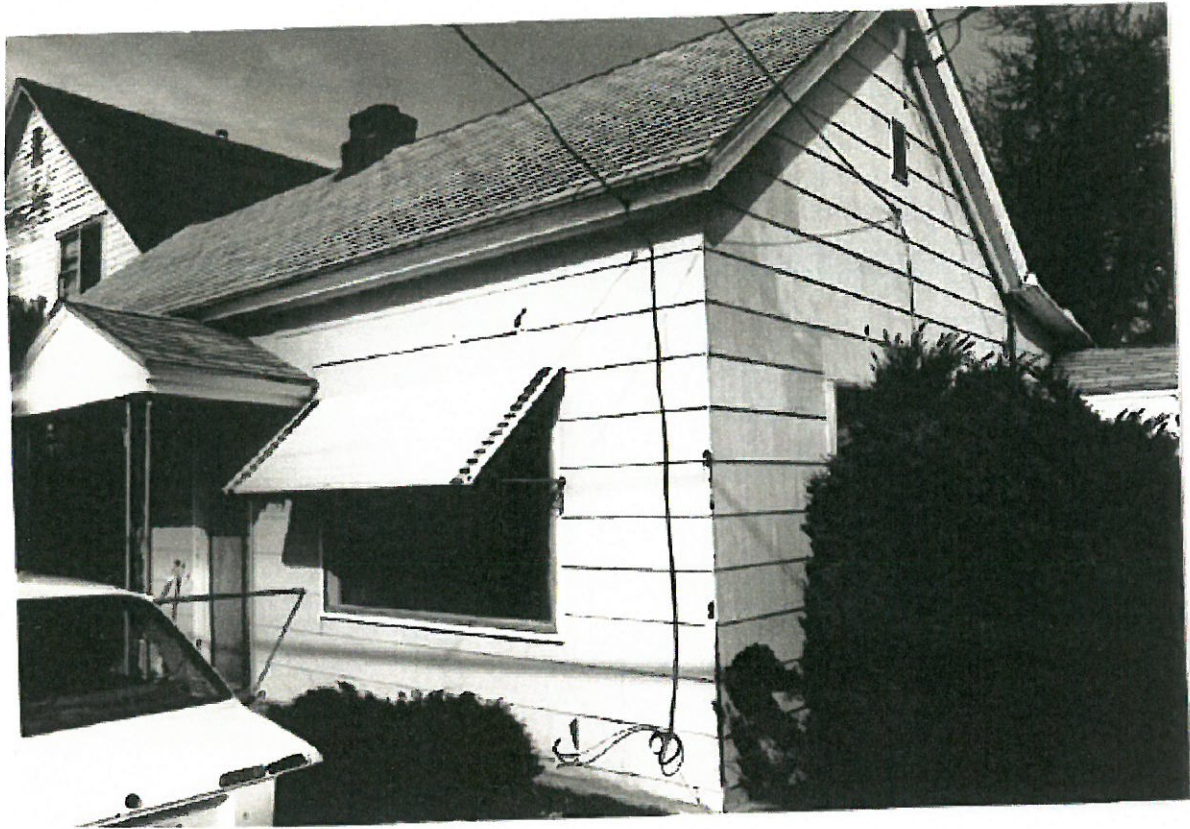
Dated this 19th Day of November, 2018 in Salt Lake City, Utah.



Kelsey Lindquist
Principal Planner

cc: Nick Norris, Planning Director
Michaela Oktay, Assistant Planning Director
Molly Robinson, Planning Manager
Joel Paterson, Zoning Administrator
Greg Mikolash, Development Review Supervisor
Posted to Web
Applicable Recognized Organizations

ATTACHMENT A



1980 ILS Photo

Surveyor ADA

Plat No. B

Date 7-18-80

Block No. 39

Lot No. 7

Salt Lake City Architectural Survey

Salt Lake City Planning Commission
Structure/Site Information Form

1
Identification

Street Address: ^{also 331} 329 Vincent St. Census Tract 19

Name of Structure: _____ Ownership: Public _____ Private

2
Age/Condition/Use

Construction Date or Period: ca. 1904

Original Use: Single family

Present Use:
 Single Family Park Vacant
 Multi Family Industrial Religious
 Public Agricultural Other
 Commercial

Building Conditions: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

3
Status

Preliminary Evaluation: Eligibility Status:
 Significant National Landmark Historic District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion City Register Conservation District

4
Documentation

Research Sources/References (if used):

Sanborn Maps
Title Abstracts

Photography:
Date of Photographs: 1980
Views: Front Side Rear Other



Description of Significant Architectural Features

5

Architect/Builder (if known): _____ Building Type/Style: Builder's Vernacular

Building Materials: Frame Number of Stories: 1

Description of Physical Appearance & Significant Architectural Features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

GABLE ROOF PARALLEL TO STREET; CENTRAL CHIMNEY;
RECTANGULAR PLAN, PLAIN TRIM;

ALTERATIONS: ASBESTOS SIDING ADDED

History

6

Statement of Historical Significance:

- | | | | |
|------------------------|--------------------------|-------------------|------------------|
| - Aboriginal Americans | - Communication | - Military | - Religion |
| - Agriculture | - Conservation | - Mining | - Science |
| - Architecture | - Education | - Minority Groups | - Socio- |
| - The Arts | - Exploration/Settlement | - Political | - Humanitarian |
| - Commerce | - Industry | - Recreation | - Transportation |

ca. 1907 - George C. Vincent

ATTACHMENT B





