

March 9, 2020



**ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2019-01075**

REQUEST:

A request for an administrative interpretation regarding the contributing status of the building located at approximately 244 N Canyon Road (Tax ID 09-31-327-013). The subject property is located in the Avenues Local Historic District.

DECISION:

The Zoning Administrator finds that the building located at 244 N Canyon Road is considered to be noncontributing to the Avenues Local Historic District. The Zoning Administrator finds the structure's character defining features are not intact and have been substantially altered; therefore, the building is found to no longer satisfies the definition or criteria for a contributing structure found in Section 21A.34.020.C.

BACKGROUND:

The subject property is located in the Avenues Local Historic District, within 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 one story in height and constructed in 1899 as a duplex.

Section 21A.34.020B of the Salt Lake City Zoning Ordinance defines contributing and non-contributing structures, as follows:

CONTRIBUTING STRUCTURE: A structure or site within the H Historic Preservation Overlay District that meets the criteria outlined in subsection C15 of this section [21A.34.020] 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 structure within the H Historic Preservation Overlay District that does not meet the criteria listed in subsection C15 of this section [21A.34.020]. 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 structures 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 the guidelines and forms of the Utah State Historic Preservation Office (SHPO).

The first survey conduct in the Avenues Local Historic District was in 1977. Buildings were evaluated and each was given one of the following ratings:

- Significant
- Contributory
- Not Contributory
- Intrusion

In 1980, the site information form designated the property as “Contributory.” The form describes the building as a one-story pioneer vernacular with stucco over adobe or brick with a gabled roof. The description indicated the structure has been significantly altered to include a porch and shed addition on the street-facing building facade off Canyon Road.

Historic surveys were also conducted in 2007 and 2013, and each property within the Avenues Historic District was evaluated and given one of the following ratings:

- A-Eligible/Significant
- B-Eligible
- C-Ineligible
- D-Out of Period
- X-Demolished
- U-Undetermined

The 2007 and 2013 surveys identified the subject structure as a contributing with a “B-Eligible” rating. The surveys are conducted in accordance with State Historic Preservation Office (SHPO) Standard Operating Procedures, and the surveyed resources were evaluated using criteria developed by SHPO. Buildings with a “B” evaluation retain historic integrity but are typically not eligible for individual listing, they are good examples of types or style of architecture but are not as well executed as “A” rated buildings.

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;*
- 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 below. Standards C through F are not applicable because they relate to designation of a district or site, and not to reevaluating the contributing status of individual parcels within the already designated Avenues 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 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;*

Analysis: The building is not associated with an event that made a significant contribution to a pattern of history and 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 alterations that occurred between 1950 and 1980. 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 National Park Service defines integrity as *"the ability of a property to convey its significance."* Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity. In relation to the seven aspects of integrity as defined by the National Park Service, several observations can be made.

- **Location:** *Location is the place where the historic property was constructed.* The property was constructed in its current location; therefore, the location of the building remains intact.

- **Design:** *Design is the combination of elements that create the form, plan, space, structure, and style of a property.* The original architectural design of this building was pioneer vernacular with a gabled roof. The structure has been significantly altered with a shed roof addition, porch addition, and gabled dormers along the front building façade. The property's design no longer reflects its historic design, nor its aesthetics. The structure does not retain its design integrity.
- **Setting:** *Setting is the physical environment of a historic property.* This building is situated on the east side of Canyon Road within an area of the Historic District that includes a variety of architectural styles and uses. The property is adjacent to single family dwellings to the north and south, open space to the west, and multi-family housing to the east (rear). The structure is located on the west border of the Avenues Historic District, which is directly bordered by the Capitol Hill Historic District. The setting of the subject property retains integrity.
- **Materials:** *Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.* The original materials were comprised of stucco and plaster. Currently, the front building façade consists of stucco and horizontal wood sidings with asphalt shingle roofing. The structure retains some of the original materials dating from the period of construction. However, the integrity of the structure's materials is not intact.
- **Workmanship:** *Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* The original construction of the structure provided evidence of the workmanship associated with pioneer vernacular construction. The symmetrical building façade has been altered by the shed addition and porch addition. The structure no longer provides physical evidence of the workmanship associated with the type and style of construction, due to significant alterations.
- **Feeling:** *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* This building does not retain the architectural features that convey the properties historic character, which is a pioneer vernacular building. The structure has been significantly altered, which has modified the character defining features of the property, as noted above discussion of Design and Workmanship. The structure no longer clearly provides a historic sense of a particular period of time.
- **Association:** *Association is the direct link between an important historic event or person and a historic property.* The subject property is a component of the Avenues Historic District; therefore, the property retains integrity if it shares the associations of the district. The district was designated for its associations with Community Planning & Development and Architecture. The subject property falls within the Victorian Urbanization period and its association with the development patterns in the Avenues Historic District. The building does not retain architectural features associated with the pioneer vernacular style, and the architecture of this particular building is no longer individually distinguishable. The overall collection of this structure, and other components from this time period, collectively does not share associations with the classical architectural styles within the Avenues.

SUMMARY:

Subsection 21A.34.020C.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. The findings conclude that the subject property does not meet the criteria for both standards A and B to be considered a contributing to the local historic district. Based on the foregoing findings and analysis, the structure’s character defining features are not intact and have been substantially altered; therefore, the structure is non-contributing to the Avenues Local Historic District.

If you have any questions regarding this interpretation, please contact Linda Mitchell at 801- 535-7751 or by email at linda.mitchell@slcgov.com.

APPEAL PROCESS:

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title [Salt Lake City Zoning Ordinance] 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 <https://www.slc.gov/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
--	--	--

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 9th day of March 2020 in Salt Lake City, Utah.



Linda Mitchell
Principal Planner

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

Attachments:

- A. Archive Photograph (Courtesy of Salt Lake County Assessor's Office)
- B. Site Information Form (1980)
- C. Current Photograph
- D. Vicinity Map

ATTACHMENT A

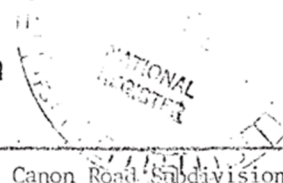


ATTACHMENT B

Project: Jessie Embry
3/27, 1978

Site No. SL14 41 1

Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form



Street Address: 244 Canyon Road		Canon Road Subdivision	
Name of Structure:		Plat	Bl. Lot
Present Owner: Wesley Bayles		T.	R. S.
Owner Address: 464 6th Avenue, SLC, Utah 84103		UTM:	
Original Owner: Vernee L. Halliday		Tax #:	
Construction Date: 1899		Demolition Date:	
Original Use: Multi Family Residential			
Present Use:		Occupants:	
<input type="checkbox"/> Single-Family	<input type="checkbox"/> Park	<input type="checkbox"/> Vacant	
<input checked="" type="checkbox"/> Multi-Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Religious	
<input type="checkbox"/> Public	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Other	
<input type="checkbox"/> Commercial			
Building Condition:		Integrity:	
<input type="checkbox"/> Excellent	<input type="checkbox"/> Site	<input type="checkbox"/> Unaltered	
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input checked="" type="checkbox"/> Minor Alterations	
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Major Alterations		
Preliminary Evaluation:		Final Register Status:	
<input type="checkbox"/> Significant	<input type="checkbox"/> National Landmark <input checked="" type="checkbox"/> District		
<input checked="" type="checkbox"/> Contributory	<input type="checkbox"/> National Register <input type="checkbox"/> Multi-Resource		
<input type="checkbox"/> Not Contributory	<input type="checkbox"/> State Register <input type="checkbox"/> Thematic		
<input type="checkbox"/> Intrusion			
Photography:		Date of Photographs:	
Date of Slides: May 1978		Views: Front <input type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>	
Views: Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>			
Research Sources:			
<input checked="" type="checkbox"/> Abstract of Title	<input type="checkbox"/> City Directories	<input type="checkbox"/> LDS Church Archives	
<input type="checkbox"/> Plat Records	<input type="checkbox"/> Biographical Encyclopedias	<input type="checkbox"/> LDS Genealogical Society	
<input type="checkbox"/> Plat Map	<input type="checkbox"/> Obituary Index	<input type="checkbox"/> U of U Library	
<input type="checkbox"/> Tax Card & Photo	<input type="checkbox"/> County & City Histories	<input type="checkbox"/> BYU Library	
<input type="checkbox"/> Building Permit	<input type="checkbox"/> Personal Interviews	<input type="checkbox"/> USU Library	
<input type="checkbox"/> Sewer Permit	<input type="checkbox"/> Newspapers	<input type="checkbox"/> SLC Library	
<input type="checkbox"/> Sanborn Maps	<input type="checkbox"/> Utah State Historical Society Library	<input type="checkbox"/> Other	

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County Recorder Office, Abstract Books

ATTACHMENT B (cont.)

Building Details:

Building Type/Style: Pioneer Vernacular

Description of physical appearance & significant architectural features:

(Include additions, alterations, and "key" structures and features, if applicable)

The one story pioneer vernacular has stucco over adobe or brick. The roof is gabled. The plan is "T". The porch and frame shed addition have changed the appearance.

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

This 1899 pioneer vernacular house has been altered, but it still adds to the character of the district. This home was built by Vernee L. Halliday and was rented as two separate units to members of his family or the public.

ATTACHMENT C



ATTACHMENT D

