

HISTORIC LANDMARK COMMISSION STAFF REPORT

Petition 470-07-49, Consideration of Contributing
Status, Overland Development Corporation,
Located at Approximately 46 South 700 East in the
Central City Historic District
February 20, 2008



Planning and Zoning
Division
Department of Community
Development

Applicant: Overland
Development Corp.

Staff: Robin Zeigler, 535-7758,
robin.zeigler@slc.gov

Tax ID: 16-05-101-005

Current Zone: RMF-35

Master Plan Designation:
Medium Density Residential
(15-30 dwelling units/acre)

Council District: Council
District 4, Luke Garrott

Historic District: Central City

Acreage: 0.19

Current Use: Vacant
Residential Structure

Applicable Land Use

Regulations:

- 21A.34.020 (H)

Attachments:

- A. Photos of existing
building
- B. Photo from Tax
Assessor
- C. Copy of Survey Form
- D. Public Comment

REQUEST

The applicant requests changing the HLC consideration of contributing status of this structure from contributing to non-contributing.

PUBLIC NOTICE

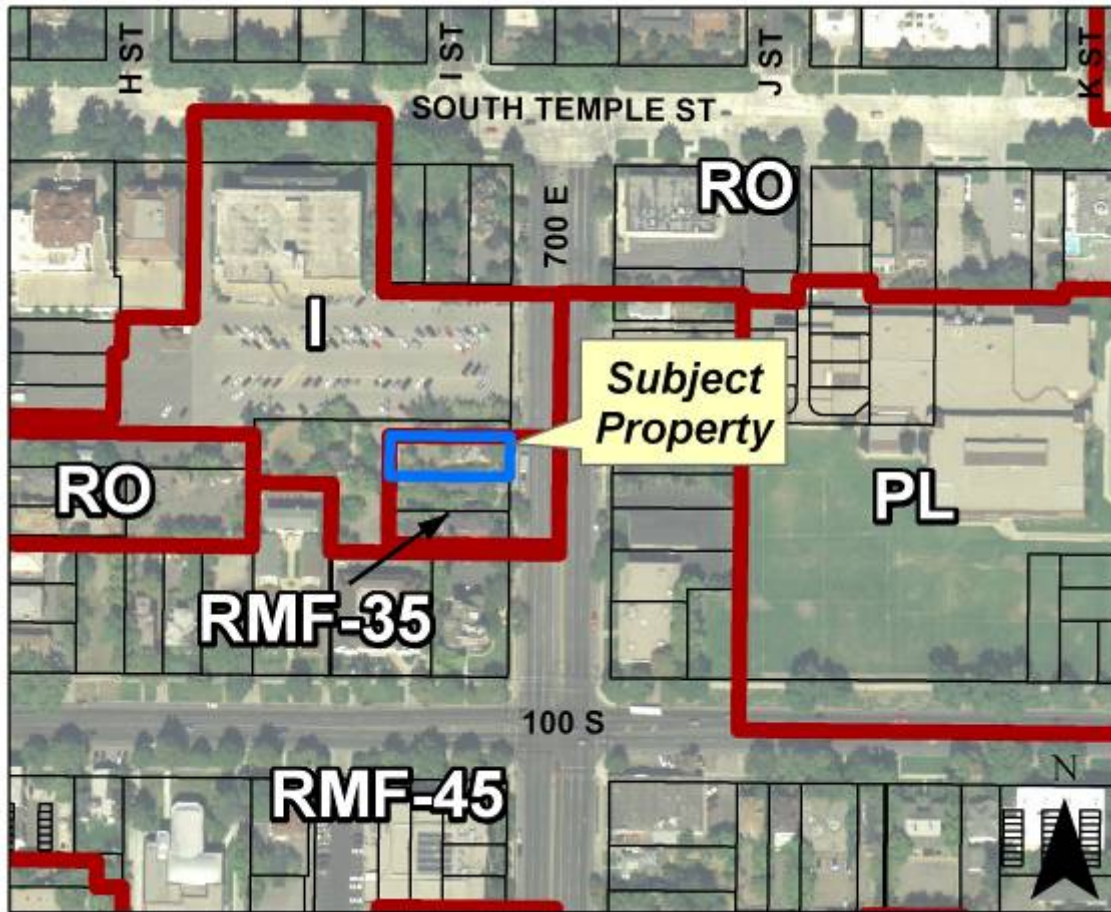
A notice was mailed to all property owners within 85 feet of the subject property on January 22, meeting the minimum 14 day notification requirement of the Ordinance. Community Council Chairs, Business Groups and others interested parties were also notified through the Planning Division's listserv.

STAFF RECOMMENDATION:

Based upon analysis and findings in this staff report, Planning Staff recommends the Historic Landmark Commission deny the application for non-contributing status for 46 South 700 East because:

1. the structure meets the criteria in 21A.34.020.C.2. iii and iv, and
2. the structure retains its historic integrity.

VICINITY MAP



COMMENTS

PUBLIC COMMENTS

No public comment regarding this application has been received.

BACKGROUND, ANALYSIS AND FINDINGS:

BACKGROUND

The structure at 46 South 700 East is a 2.5 stories, frame, American foursquare plan dwelling constructed circa 1905. The foundation is stone, the siding is brick, and the hipped roof is asphalt shingle with hipped roof dormers. The now boarded windows were originally mostly eight-over-one double hung wood sashes. The partial-width porch has triple double round wood columns paired with a square Doric column and an enclosed shingled railing. According to the survey, the dwelling was likely constructed as rental property by Emma L. Armstrong and family.

The property was surveyed in 1980 as part of the Central City survey project. It received local historic designation in 1991 as a contributing structure to the Central City Historic District and was then listed in the National Register of Historic Places in 1996. The property was boarded up in 1992. The exterior of the home, although in poor condition, has not undergone any major changes since the architectural survey was completed in 1980, with the exception of a poorly constructed rear addition. The property has been vacant and neglected for multiple years, and as a result, now has interior damage and smoke and water damage due to fires.

The house was considered a contributing structure to the Central City Historic District National Register listing in 1996. The "Statement of Significance" for the nomination reads as follows:

The Central City Historic District is significant under National Register Criteria A and C. Under Criterion A, the district reflects the period of growth and changing residential and commercial patterns during a period of industrialization and population growth in Salt Lake City. The period of significance of the district is 1870 to 1930, which represents a growth in population in Salt Lake City from 12,854 in 1870 to 118,110 in 1920. This period of significance represents a shift in the economic structure of the community from an agricultural based community to that of an industrial and commercial society. As of the first decade of the twentieth century Salt Lake City no longer represented an isolated religious community, but a politically and economically mainstreamed American city. The growth of transportation networks within the city, the circa 1910 construction of Trolley Square by the Utah Light and Power Company, and the quick infill of the subdivisions and interior streets of the blocks in the district stand as an architectural testament to the growth of the city at this time.

The district is important under Criterion C due to the large number of excellent examples of the styles popular in Salt Lake City and Utah during the first quarter of the twentieth century. The district contains numerous buildings of both significant as well as modest examples of the work of prominent Utah architects. Most of the buildings display the craftsmanship of design and construction materials associated with the era of the significant period, 1870 to 1930. The range of residential building types includes small adobe pioneer homes, Victorian cottages, bungalows, prairie style homes as well as urban apartment buildings. The majority of the residential buildings date from 1895 to 1925, representing the end of the Victorian era and the beginning of the Progressive Era. Residential construction represents the hallmark styles from both eras; Victorian Eclectic; Queen Anne; Period Revival; Craftsman bungalows and Prairie Style.

ZONING ORDINANCE AND DESIGN GUIDELINES

B. Definitions:

2. **Contributing Structure:** A contributing structure is a structure or site within an H Historic Preservation Overlay District that meets the criteria outlined in subsection C.2 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.

3. **Noncontributing Structure:** A noncontributing structure is a structure within an H Historic Preservation Overlay District that does not meet the criteria listed in subsection C.2 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 structures also include those which are less than fifty (50) years old.

21A.34.929(C)(2) **Criteria For Selection Of An H Historic Preservation Overlay District Or Landmark Site:** The Historic Landmark Commission shall evaluate each parcel of property within a proposed H Historic Preservation Overlay District or the parcel of property associated with a landmark site. Individual parcels within a proposed district, the district as a whole, and landmark sites 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:
 - i. Events that have made significant contribution to the broad patterns of history, or
 - ii. Lives of persons significant in the history of the city, region, state, or nation, or
 - iii. The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or
 - iv. 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; and
- c. The age of the site. Sites must be at least fifty (50) years old, or have achieved significance within the past fifty (50) years if the properties are of exceptional importance.

Discussion: The property was rated as “B” in the architectural survey conducted in 1980. A rating of “B” reflects that the property is “Eligible: *built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as “A” buildings; more substantial alterations or additions than “A” buildings, though overall integrity is retained; eligible for National Register as part of a*

potential historic district or primarily for historical, rather than architectural, reasons (which cannot be determined at this point).

The structure was considered contributing at the time the Central City Historic District was nominated and listed in the National Register of Historic Places. The building was constructed c. 1905.

Finding: The dwelling fulfills the criteria for “contributing building” as outlined by the ordinance. The structure need only meet one of the sub criteria listed in C.2(a) of the Ordinance towards consideration of “contributing” but meets two, specifically (iii) and (iv). The dwelling is a distinctive example of the American Foursquare plan. The style and use of the dwelling is typical of the Central City area and of the period in which it was constructed. In conjunction with other buildings in the neighborhood, this dwelling helps to tell the story of the growth and industrialization of Salt Lake City.

The dwelling fulfills the requirements of section (b) since it is still in its original location, retains its original defining features and materials and therefore remains as a good example of the workmanship and design values of the era.

As an early twentieth century dwelling, the structure meets the age requirement of section C.2 (c).

Applicable Design Standards

Design Standards for the Central Historic District: *Central City has an extensive stock of “Victorian Eclectic” architecture. Several examples can be seen along 600 East between 600 and 800 South. Although not as popular for Central City’s small houses, the exuberant Queen Anne style was also used. Victorian styles continued to be built until the turn of the century but were quickly replaced by the bungalow, which by 1915 had become the small house of choice. Because the bungalow was more of a type rather than a style, this architectural form also lent itself well to many variations.*

Design Character for Central City, Porches: *A clear definition of the entry to each building is one of the most significant character-defining elements in the district. In a typical situation, the primary entrance faces the street and is sheltered with a porch. Where historic porches exist, they should be preserved. They also are strongly encouraged as a feature in new construction.*

Characteristics of the Central City Historic District: *Architectural styles range from the 1870s to the contemporary. “High-style” examples are generally located north of the 400 South. Smaller, more modest homes are located in the southern portion of the district.*

The transient nature of Central City’s population encouraged the construction of many rental units, including duplexes, fourplexes and multi-unit apartment buildings.

Discussion: The style and type of building is a good example of the typical architecture for this neighborhood. In addition, it was likely constructed as rental property, as many residences in the neighborhood were.

Although in poor condition, the structure does not appear to have undergone major exterior alterations with the exception of a poorly constructed rear addition. Minor alterations include the removal of a railing above the front porch and the replacement of the enclosed front porch railing with a wrought iron railing. The dwelling retains its main exterior defining feature, the porch, which the guidelines point out as the “most significant character defining element”, as well as the main entrance, window openings with stone lintels and sills, massing, scale and roof line. The structure retains its physical integrity in terms of location, design, setting, materials, workmanship, feeling and association.

Finding: Although the structure has suffered from years of neglect it retains its defining features and still contributes to the architectural style and history of the neighborhood.

Attachment A

Photos of existing building

Block Face moving North to South



1.



4.



2. Parking Lot



5.



3. 50 and 46 South 700 East

Pictures of the Subject Property





Rear of property. Evidence of unsound roof.



Rear of property showing burnt out rear addition



North side of property.



South side of property.



Hallway upstairs.



Opposite view of upstairs hallway wall.



Roof in upstairs room showing water damage holes to the outside.



Fire damage to roof.



Fire damage to kitchen. This is the interior of the addition on the back of the home.



Fire damage to kitchen.



Front room fire place. The mantle and decorative tile has all been stolen.



Close up of living room fire place.



Main floor bathroom. This is the only bathroom in the home. It has been extensively vandalized.



Main floor bathroom. This is the only bathroom in the home. It has been extensively vandalized.

Fire and water damaged roof





Upper floor of rear addition. Open to the elements with trees growing out of it.



Accessory structure behind 46 South 700 East.

Attachment B
Photo from Tax Assessor



Attachment C
Copy of Survey Form

Surveyor APA

Plat No. 13

Date 7/16/80

Block No. 60

Lot No. 8

Salt Lake City Architectural Survey

Salt Lake City Planning Commission
Structure/Site Information Form

1
Identification

Street Address: 46 South 700 East Census Tract 19

Name of Structure: _____
Ownership: Public _____
Private

2

Construction Date or Period: ca. 1905

Age/Condition/Use

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):

Samborn 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: *Box*

Building Materials: *maximus* Number of Stories: *2 1/2*

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

hip roof; central hipped dormer with bracketed eaves; brick walls; small lights in upper window sashes, leaded glass transom in first story bay window; paired porch columns; rough stone foundation;

alterations — wooden ramp by stairway; concrete porch; metal railing;

History

6

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-
<input type="checkbox"/> The Arts	<input type="checkbox"/> Exploration/Settlement	<input type="checkbox"/> Political	<input type="checkbox"/> Humanitarian
<input type="checkbox"/> Commerce	<input type="checkbox"/> Industry	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation

ca. 1905 — probably a rental built by Isabella Armstrong and family.

UTAH STATE HISTORIC PRESERVATION OFFICE
STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Name of Property: *ARMSTRONG'S HOUSE* Site No.: *Block 60*
 Street Address: *46 SOUTH 700 EAST* T. R. S.
 City, County: Map Name/Date:
 Current Ownership: Private Public Local UTM:
 Public State Public Federal Tax #: *16-05-101-005*
 Name of historic district (if applicable): *6TH E. Historic Parkway*
 Legal Description (include acreage):
1989 - CB SALES CO.

E/STATUS

Original Use: *Single family* Current Use:

<u>Property Category</u>	<u>Evaluation</u>	<u>Condition</u>	<u>Alterations</u>
<input type="checkbox"/> building	<input type="checkbox"/> eligible/	<input type="checkbox"/> excellent	<input type="checkbox"/> none
<input type="checkbox"/> structure	<input type="checkbox"/> potentially eligible	<input type="checkbox"/> good	<input type="checkbox"/> minor
<input type="checkbox"/> site	<input type="checkbox"/> ineligible	<input type="checkbox"/> fair	<input 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

Photo Date
 slides:
 prints: *1989*
 historic:

Drawings and Plans
 measured floorplan Historic American Building Survey
 site sketch map other:
 original plans available at:

Research Sources

<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.)



46 SOUTH 700 EAST



Attachment D Public Comment

To Members of the Historic Landmarks Commission
From Cindy Cromer
Re Petitions 470-07-49 and -50, Overland Development
2/13/08

Dear Members of the Commission,

Both of these structures are contributory to the Central City Historic District. The planners have better credentials by far to document that status. So, I will defer to them. If you have any questions about the character of these structures relative to the District itself, I can respond at the hearing on February 20. I currently own two building on the 200-300 block south of this block. I am very familiar with the history of fires in the immediate area, including 3 on this block.

I have some unique history regarding the buildings at 46 and 50 South 700 East in the Central City Historic District. Within hours of the fire at 46 S 700 E, I was in the structure. The damage was only in the rear of the building. The fire started in the kitchen. All of the residents got out safely. The building has been unoccupied since then. The building at 50 S 700 E had been damaged by a fire prior to the one at 46 S 700 E. In fact, my understanding is that the residents in 50 S 700 E moved into 46 S 700 E after the fire at #50.

Additionally, I have a unusually high awareness of fires in the area because my historic building on 100 South was damaged by a fire in 1982. I restored that building after the fire and still own it. Today, it generates the funds that I use in restoring other buildings. I refer to it as my "helper" building. Another fire in the area occurred during the early 1990's at 943 E S Temple, formerly the home of the John Clark family and now the location of the Haxton Manor Bed and Breakfast.

If the petitioner anticipates using the economic hardship provisions to demolish these structures, there is plenty of evidence in the immediate neighborhood of structures that have experienced fire damage and been rehabilitated as housing or commercial uses.

Sincerely,



Cindy Cromer

Cindy Cromer