

HISTORIC LANDMARK COMMISSION  
STAFF REPORT

Kimble Shaw, Major Alteration, 470-08-10,  
30 North S Street in the Avenues Historic District  
June 4, 2008



Planning and Zoning  
Division  
Department of Community  
Development

**Applicant:** Kimble Shaw

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

**Tax ID:** 09-32-485-003-0000

**Current Zone:** SR-1A, Special  
Development Pattern Residential  
District

**Master Plan Designation:**  
Avenues Community Master  
Plan, Low Density Residential

**Council District:** District 3;  
Council Member Jergensen

**Acreage:** .33

**Current Use:** single family  
residence

**Applicable Land Use**

**Regulations:**

- 21A.24.080 SR
- 21A.34.020 (G)

**Attachments:**

- A. Photos of existing building
- B. Photo from Tax Assessor
- C. Copy of Survey Forms & Associated Drawings
- D. Copy of National Register nominations
- E. Sanborn Map
- F. Site Plan and Building Elevations
- G. Images of other stable house designs by Hale.

**REQUEST**

The applicant requests approval to:

1. construct a detached garage; and
2. remodeling existing structure at approximately 30 North S Street, an interior property.

**PUBLIC NOTICE**

On May 20, 2008 notice was mailed to all property owners within 85 feet of the subject property, meeting the minimum 14 day notification requirement. Community Council Chairs, Business Groups and others interested parties were also notified through the Planning Division's listserv. The agenda was also posted on the Planning Division's website.

**STAFF RECOMMENDATION:**

Staff recommends that the Historic Landmark Commission approve the Certificate of Appropriateness for the alterations proposed with the additional height for the garage and with the following conditions:

- The rear existing door and transom be relocated to the proposed north or south side entrances, if possible;
- The front stable/auto entrance be redesigned with glazing similar to the design of a historic stable door and without the sliding barn door; and
- A date stone be added to the proposed garage.

VICINITY MAP



## COMMENTS

### **PUBLIC COMMENTS**

*No public comment regarding this application has been received.*

### **City Department Comments:**

Comments from Barry Walsh, Transportation: The 30 North "S" Street site proposal concept drawing show vehicular access design standards and will require a full civil scaled drawing, fully dimensioned, with elevation grades and paved vehicular areas. The existing public way driveways will have to be removed along with the stable walk and be replaced with a shared driveway approach with the property to the north.

### **BACKGROUND, DISCUSSION AND FINDINGS:**

#### **BACKGROUND**

The structure at 30 North S Street is a large two-story, frame, shingle-style, structure constructed c 1911 by Frederick A. Hale as a stable house. The siding is wood shingle, the side gable roof is asphalt shingle, the exterior side chimney is brick and there is a wood shingle corner turret. The building replaced a concrete block house which had been constructed at the same time as the main house. Hale designed this structure to complement the look of the more elaborate main house, the Grant-Walker House, at 1205 East South Temple. It was originally used as a stable and hayloft. In later years the second story loft was converted to living space and the ground floor became an auto garage. The first year the structure is listed in the directory as a dwelling is 1931. The property was not separated from 1205 East South Temple until after 1969.

According to the National Register nominations and surveys, the original siding and roof materials were wood shingle. Windows, doors, location of openings, and roofline have been changed over the years to accommodate the changing uses.

The applicant proposes alterations to the existing structure and to construct a new detached garage at the rear of the lot.

#### **Summary of alterations to existing structure**



South Elevation

- Replace the smaller upper story window with a new aluminum clad wood window with insulated glass and simulated divided lights to match the size of the larger upper story window and replace the larger window with an aluminum clad window of the same size as the existing.
- Change the existing lower wood window to a wood panel door with three-light transom
- Remove the existing paired-door entry and overhang and replace with a large aluminum clad wood boxed window with insulated glass and simulated divided lights to match the size of the double entry.
- Remove the existing gable above the paired-door entry and replace with an 8" to 10" deep shed roof overhang of copper.

## Turret

- No change.



North elevation

- Replace the upper story window and the far right window with new aluminum clad wood windows with insulated glass and simulated divided lights to match the existing size. (The ground floor windows will remain.)
- Add a new wood paneled door with three-light transom
- Chimney was removed before the current owner's purchase of the property



East elevation

- Add a rear patio. The cover will be a hipped roof with dimensional asphalt shingle to match the existing roof shingle. The columns are round Doric columns of painted fiber-glass-reinforced gypsum.
- Add a shed roof dormer of the same dimension, design, and materials as the existing dormer, sided with matching wood shingle, roofed in asphalt shingle to match the existing and with wood trim. It will include an aluminum clad wood window to match the opposite dormer.
- Add a new interior chimney that is covered in wood shingles to match the house.
- Replace all wood windows with aluminum clad wood windows
- Remove the majority of the all lower floor openings and replace with French doors.
- Replace wood shingles with same



West elevation (front)

- Replace all existing wood windows with aluminum clad wood windows
- Remove existing door and replace with windows and add new wood barn door on sliding rack

## **Summary of Garage Design**

The garage is proposed to be located in the far northeast corner of the property, in the same location as an early accessory building. (See Sanborn map, attachment E). It will match the stable/dwelling in terms of design and materials. It is six hundred square feet and twenty feet (20') tall.



## ZONING CONSIDERATIONS

The property is located in a SR-1A Special Development Pattern Residential District, 21A.24.080 SR.

**5. Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to table [21A.36.020B](#), "Obstructions In Required Yards", and section [21A.40.050](#) of this title.

a. SR-1A:

i. Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.

ii. Primary accessory building: One accessory building may have up to the following dimensions:

(A) A footprint of up to four hundred eighty (480) square feet, subject to compliance with subsection 21A.40.050B1 of this title.

(B) Roof peak/ridge height of up to fourteen feet (14') above the existing grade.

(D) An exterior wall height of nine feet (9') above the existing grade.

(1) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

6. b. Requests for additional building height for properties located in an H historic preservation overlay district shall be reviewed by the historic landmarks commission which may grant such requests subject to the provisions of section [21A.34.020](#) of this part.

**Discussion:** The height of the garage is proposed to be twenty feet (20'). Even with the increase in grade towards the rear of the property, the garage will not be taller than the existing structure. The current one and one half story structure was designed as an accessory structure to 1205 South Temple, setting an historic precedence for large accessory structures.

**Finding:** Staff recommends that the Historic Landmark Commission approve the additional height of six feet (6') because of the historic precedence for one and one half story accessory structures and because the garage will be visually subordinate to the existing structure.

**F. Maximum Building Coverage:** The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.

**Discussion:** The lot size is 12,627 square feet. The existing structure is 2070 square feet and the proposed garage is 600 square feet. The total building footprint is 2742 square feet for a lot coverage of twenty-two percent (22%).

**Finding:** Since the total lot coverage is below the maximum allowed, this action meets the ordinance.

## ZONING ORDINANCE AND DESIGN GUIDELINES

21A.34.020(H)(G). **Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure:** In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

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;

**Discussion for Standard 1:** The original use of the structure was as a stable house with hay loft on the second level. Later the first floor was used as a garage and the second level as living space. By 1931, its primary use was as a single-family dwelling. The alterations will not change its use as a single-family dwelling.

**Finding for Standard 1:** The primary use of the structure has changed over time, causing changes in the structure. The period of significance is now considered the late 1920s to early 1930s, when the structure evolved from a stable house with living space above to primarily a single-family residence. The proposed use of the structure meets the standard.

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;

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;

4. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;

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;

### **Applicable Design Guidelines for Standards 2, 3, 5 and 8:**

**1.0 Walkways:** Walkways often contribute a sense of visual continuity on a block and convey a “progression” of walking experiences along the street. This progression, comprised of spaces between the street and the house, begins with a walkway that leads from the sidewalk; this is often in turn punctuated by a series of steps. Because many of the neighborhoods in Salt Lake City were plotted on a grid, this progression of spaces, coupled with landscape features such as fences and wall, greatly enhances the street scene.

**Window Repair:** Whenever possible, repair a historic window, rather than replace it.

**3.0 Background:** Windows are some of the most important character-defining features of most historic structures. They give scale to buildings and provide visual interest to the composition of individual facades. Distinct window designs in fact help define many historic building types.

**3.0 Window Features:** The size, shape and proportions of a historic window are among its essential features. Many early residential windows in Salt Lake City were vertically-proportioned, for example. Another important feature is the number of “lights,” or panes, into which a window is divided.

**Preserve the functional and decorative features of a historic window.** Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows. Repair frames and sashes rather than replacing them whenever conditions permit.

**Preserve position, number, and arrangement of historic windows in a building wall.** Enclosing a historic window opening in a key character-defining facades is inappropriate, as is adding a new window opening. This is especially important on primary facades where the historic ratio of solid-to-void is a character-defining feature. Greater flexibility in installing new windows may be considered on rear walls.

**Preserve the historic ratio of window openings to solid wall on primary façade.** Significantly increasing the amount of glass on a character-defining façade will negatively affect the integrity of the structure.

**Preserve the size and proportion of a historic window opening.** Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window are inappropriate measures.

**Match a replacement window to the original in its design.** If the original is double-hung, then the replacement window should also be double-hung, or at a minimum appear to be so. Match the replacement also in the number and position of glass panes. Matching the original design is particularly important on key character-defining facades.

**Match the profile of the sash and its components, as closely as possible to that of the original window.**

**In a replacement window, use materials that appear similar to the original.**

**4.0 Doors Policy:** The character-defining features of a historic door and its distinct materials and placement should be preserved. In addition, a new door should be in character with the historic buildings. This is especially important on primary facades.

**4.3. When replacing a door, use materials that appear similar to that of the original.** A metal door, if seen from the street is inappropriate where the original was wood.

**4.4 When replacing a door, use a design that has an appearance similar to the original door or a door associated with the style of the house.**

**4.0 Dormers:** Historically a dormer was sometimes added to create more head room in attic spaces: it typically had a vertical emphasis and was usually placed as a single or in a pair on a roof. A dormer did not dominate a roof form, as it was subordinate in scale to the primary roof. Thus, a new dormer should always read as a subordinate element to the primary roof plan. A new dormer would never be so large that the original roof line is obscured. It should also be set back from the roof edge and located below the roof ridge in most cases. In addition, the style of the new dormer should be in keeping with the style of the house.

**9.2 Construct accessory buildings that are compatible with the primary structure.** In general, garages should be unobtrusive and not compete visually with the house. While the roofline does not have to match the house, it is best if it does not vary significantly. Allowable materials include horizontal siding, brick, and in some cases stucco. Vinyl and aluminum siding are not allowed for the walls but are acceptable for the soffits. In the case of a two-car garage two single doors are preferable and present a less blank look to the street; however, double doors are allowed.

**Accessory Structures in the Avenues:** Garages in the Avenues District are simple wood or iron structures generally detached and located behind the house. Most are accessed from single-car width driveways from the street, while a few are accessed through a rear alley. New garages in the district should follow these development patterns in terms of location, size, and character.

### **Secondary Structures in the Avenues**

**13.7 Construct and locate secondary structures in a manner similar to those seen historically in the district.** Most secondary structures were built along the rear of the lot, accessed by the alley, if one existed. This should be continued. Garages, as well as driveways, should not dominate the street space; therefore, they should be detached from the main house and located to the rear of the house, if possible. Historically, garages and stable houses in the Avenues were simple wood structures covered with a gabled or hipped roof. A new secondary structure should follow historic-precedent, in terms of materials and form.

**13.10 When adapting a residence to a new use, preserve the original design character of the building.** When converted to a new use, a house should retain its residential image.

**Discussion for Standards 2, 3, 5 and 8:** As evidenced by the 1970s drawings and photographs, the existing structure has undergone multiple alterations including location of openings, replacement of windows and doors, and a change in the roofline. The historic character defining features of this structure that remain are the majority of the wood shingle siding, the turret, the main stable/auto entrance (excluding the door itself), and the wood windows.

Garage: According to the 1911 Sanborn maps, a large “private auto structure” was located in the same general location as the proposed garage. The proposed garage matches the existing structure in design and materials. A portion of the garage will be seen from the street, down a long driveway but it will not be readily visible from the street.

Site Plan: The driveway and curb cut leading to the proposed garage already partially exists. The driveway will curve to avoid the destruction of a mature tree in the rear yard. The essence of the existing main concrete and grass stepped driveway leading to the main entrance will remain. The



section from the street to the sidewalk will be removed. The section from the sidewalk to the house will remain as a terraced landscaped area the same width as the existing driveway.

Windows: The wood windows on the turret and the ground floor of the north side are proposed to remain. All others will be replaced with aluminum clad wood windows with insulated glass and simulated divided lights. The new windows will be a combination of casement and double-hung windows, depending on their location. Most windows will match the size of the original openings and windows that change in size and the new windows will match the size and design of other existing windows. The alterations will not change the rhythm of solids to voids.

Doors: The paired doors of the south elevation, a secondary elevation, will be removed and enclosed with a boxed window the same size as the combined paired entry. The gable above will be replaced with a copper shed roof. A new single door will be added to the North and a window on the south elevation will be changed to a door. These two new doors will match the design and materials of the existing single door on the east elevation. The door and the majority of the first floor wall of the east elevation (rear) will be removed and replaced with glass. Evidence of ghosting suggests that there was a large stable door on the east side, roughly opposite of the door on the west side.

Dormer: A dormer is proposed on the rear roofline directly opposite and of the same design, dimensions, and materials as the existing dormer.

Chimney: The applicant proposes to construct a wood shingle sided, interior, chimney towards the rear of the structure.

Rear Patio. The applicant proposes a one-story tall rear patio with a hipped roof of asphalt shingle, single and paired Doric columns, and three entrances with wide side-lights and transoms.

**Finding for Standards 2, 3, 5 and 8:** Garage: There is no documentation of what the original “private auto structure” looked like so the applicant chose to design a garage that matches the existing structure, much like the original designer chose to design the stable house to match the main dwelling at 1205 South Temple. **Staff recommends the addition of a date stone somewhere on, or inside, the structure to help identify it as a contemporary building.** The addition of the garage does not alter the historic character of the site.

Site Plan: Historic defining features of the site will be slightly altered, but not destroyed. This portion of the proposal substantially meets the standard.

Windows: Although windows should be repaired rather than replaced, photographic evidence and an inspection revealed the poor condition of the windows. Applicant will keep some of the earliest windows. The replacement windows proposed meets the standard since the design and dimensions match existing windows and the rhythm of solids to void is not compromised.

Doors: The essence of one existing secondary entrance will be retained by covering the opening with glass rather than enclosing with siding. Other entrances proposed to be relocated are also on secondary elevations. The dramatic changes to the rear door and rear wall proposed will not be seen from the street. **Staff recommends that the rear door and hardware, which appears to be quite early, be**

**repaired and moved to the location of the proposed north or south side entrances, if possible. If not possible, the door should be replaced as proposed.**

The current garage door, which is not original, is proposed to be removed for a sliding barn door. The design of the sliding door comes from a sliding door and hardware found stored inside the building; however, staff believes that the stored door might have been a later addition, and not original. Staff could not find a sliding door design, like the one proposed, on early 1900s stables but found them on barns. Attachment G shows two stables designed by Frederick Hale, neither of which used a sliding barn door. In addition, the bottom of the structure has a slight flare making it unlikely that a sliding door was used. **Staff recommends that the design of the stable/garage entrance be changed so that the glazing in the entry is reminiscent of an outward opening, double door, stable entrance and the sliding barn door be removed.**

Dormer: The existing dormer, although early, is not original to the building as the rear roof line has been altered, most likely to add additional living space on the second floor. This alteration was done during the building's period of significance therefore adding an exact replica of a second dormer could be seen as creating a false sense of history. However, the design guidelines do allow for dormers that are not readily visible from the street, are subordinate to the overall roof, and that's design is complimentary to the existing house, which the proposed dormer is.

Chimney: Rather than trying to reconstruct the former brick chimney, the applicant, because of interior use issues, chose to place the new chimney in the back of the building and build it of a different material. The former chimney on the north side was not an original element as there is evidence of a window being located in this area; although it is likely from the period of significance. The proposed chimney has been designed to look like a product of its own time and be unobtrusive. It cannot be seen well from the street and is differentiated from the historic brick chimney with its wood siding. This action meets the standards.

Rear Patio. The rear patio cannot be seen from the street, does not require the destruction of character defining features and reads as a product of its own time with a contemporary design and materials. In addition, originally there was a large opening on this side of the building. The addition of a patio fits squarely within the ordinance.

4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;

**Discussion for Standard 4:** Several alterations have been made over the years to accommodate the changing uses of the structure. Some of these early alterations will be further altered with this project.

**Finding for Standard 4:** The proposed changes do not alter significant changes that help to tell the story of the building and have been planned in such a way as to retain the essence of the former alterations. For instance, the opening of the paired doors on the south elevation, which were originally one door and a window, will be retained with a large boxed window of the same dimensions as the combined paired entrance. The application meets the ordinance.

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;

## **Applicable Design Guidelines for Standard 6**

### **Applicable Design Guidelines**

**Window Repair:** Whenever possible, repair a historic window, rather than replace it.

**4.0 Doors Policy:** The character-defining features of a historic door and its distinct materials and placement should be preserved. In addition, a new door should be in character with the historic buildings. This is especially important on primary facades.

4.3. When replacing a door, use materials that appear similar to that of the original. A metal door, if seen from the street is inappropriate where the original was wood.

4.4 When replacing a door, use a design that has an appearance similar to the original door or a door associated with the style of the house.

**Discussion for Standard 6:** The design guidelines states that windows and doors are character defining features and should be preserved, whenever possible, and provides for allowances for windows and doors on secondary elevations. The proposal includes the replacement of the majority of windows and doors. The applicant proposes to keep the existing windows on the first floor of the north elevation and the turret. Photographic evidence shows the major deterioration of the remaining existing windows. The majority of doors proposed to be removed are not original; however the rear door appears to be from the period of significance. The new doors will match existing doors in design, dimension and materials.

**Finding for Standard 6:** The majority of the windows are too deteriorated to be repaired and the replacement windows match the existing windows in design and dimensions. The proposed doors match existing doors in terms of design, dimension and materials; therefore the replacement of windows and doors meets the standard. **Staff recommends relocating the existing rear door and transom to the location of the proposed north or south side entrances, if possible.** If not, possible the entrance should be replaced as proposed.

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;

**Discussion for Standard 7:** The proposed work does not include any treatments of existing materials.

**Finding for Standard 7:** This standard is not applicable to the project.

9. Additions or alterations to structures and objects shall be done in such a 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;

**Discussion for Standard 9:** The majority of alterations includes windows and doors and do not affect the form and integrity of the building. The two major additions to the site are the garage and the rear patio.

**Finding for Standard 9:** The garage, being in the same basic location as a former accessory building, does not impair the integrity of the site. If the rear patio were removed at some time in the future, which is unlikely, the wall could be recovered with wood shingle. The opening of this side of the structure does not change the essential form of the building and is differentiated from the original in its design and materials. The garage and rear patio squarely fit within the standard.

10. Certain building materials are prohibited including the following:

- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

### **Applicable Design Standards for Additions**

#### **13.9 Use primary materials on a building that are similar to those used historically.**

Appropriate building materials include: brick, stucco, and wood. Building in brick, in sizes and colors similar to those used historically, is preferred. Jumbo or oversized brick is inappropriate. Using stone, or veneers applied with the bedding plane in a vertical position, is inappropriate. Stucco should appear similar to that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

**Discussion:** The proposal does not include an alteration to existing cladding for the existing structure. The cladding of the garage will be wood shingle to match the house.

**Finding:** This standard is not applicable to the alteration of the existing structure complies with the standard for the proposed garage.

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 part IV, [chapter 21A.46](#) of this title;

**Discussion:** The proposed work does not include signage.

**Finding:** This standard is not applicable to this project.

12. Additional design standards adopted by the historic landmark commission and city council.

**Policy Document, Salt Lake City Historic Landmark Commission, Original document adopted on February 1, 1984.**

16.0 Garages: The Historic Landmark Commission recognizes that garages are a necessary part of maintaining the viability of historic properties and districts, and accessory structures have always been features in the

historic landscape of Salt Lake City. However, garages, when not designed to be compatible with the primary structure or when not visually subordinate to the primary structure, can have an adverse effect on the historic character of a district. For this reason, the Historic Landmark Commission should review garages with the following characteristics:

- a. The garage is larger than 600 square feet;
  - b. The garage creates a substantial presence on the streetscape because it would be located on a corner lot or visible from a public way;
  - c. It is more than one-story in height; or
  - d. It will be used for an auxiliary use that could lead to disruptive activity in a neighborhood.
- (Adopted by HLC on 6/21/2000)

**Discussion:** The garage is 600 square feet, is located towards the rear of the property, is one and one half stories tall, and will be used for the storage of vehicles and other items.

**Finding:** Because the garage is more than one-story it was sent to the Historic Landmark Commission for review. The garage is not oversized in terms of square footage, does not create a substantial presence on the street, and its use is not expected to disrupt the neighborhood.

**Attachment A**  
**Photos of existing building**

Published Date: May 28, 2008





West Facade –Facing S Street



East Elevation



South Elevation



North Elevation





Hardware of rear entrance



Partial sill to left of the left door shows that the second door was a later addition.



This window is where the chimney used to be--evidence that the missing chimney was not original.



The lighter boards to the left are evidence of a hay loft door on the second floor, north side.



To the right is the sliding barn door which was removed prior to the 1970s documentation.

Evidence of window conditions





**Attachment B**  
**Photo from Tax Assessor**

Published Date: May 28, 2008



**Attachment C**  
**Copy of Survey Forms for 30 S Street and**  
**1205 East South Temple and related drawings**

Published Date: May 28, 2008

Researcher: Mark H. Lundgren / Kathryn MacKay  
Date: 11/29/79

Site No. \_\_\_\_\_

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

**1 IDENTIFICATION**

Street Address: 30 S Street (previously rear of 1205 So. Temple) Plat C Bl. 384.01 3  
Name of Structure: Bartlett E. Wicks Home / Grant-Walker Carriage House T. R. S.  
Present Owner: Bartlett E. Wicks UTM:  
Owner Address: 30 S Street Tax #: 051527001

**2 AGE/CONDITION/USE**

Original Owner: Robert D. Grant Construction Date: @ 1900 Demolition Date:  
Original Use: Carriage House Occupants:  
Present Use:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial  
Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations

**3 STATUS**

Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

**4 DOCUMENTATION**

Photography: 51??  
Date of Slides: 5/77 Date of Photographs:  
Views: Front  Side  Rear  Other  Views: Front  Side  Rear  Other

Research Sources:  
 Abstract of Title  City Directories  LDS Church Archives  
 Plat Records  Biographical Encyclopedias  LDS Genealogical Society  
 Plat Map  Obituary Index  U of U Library  
 Tax Card & Photo  County & City Histories  BYU Library  
 Building Permit  Personal Interviews  USU Library  
 Sewer Permit  Newspapers  SLC Library  
 Sanborn Maps  Utah State Historical Society Library  Other

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

Salt Lake County Plat Records  
Parks: Salt Lake City Directories: 1905---1946  
Sanborn Maps

5

ARCHITECTURE

Architect/Builder:

Building Materials:

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The Markland Carriage house is a large two story shingle structure with a round corner tower. The carriage entry is in the center of the west facade. The design reflects the more elaborately detailed main house, one of Utah's best examples of the Shingle Style, designed by Frederick A. Hale.



6

HISTORY

Statement of Historical Significance:

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

This home is contributory to the Avenues District because of its unique shingle style and its history as the Markland Mansion carriage house.

The home was originally built as a carriage house for the large home directly south of it on South Temple (see Utah State Register: Markland House). It replaced a concrete block house which had been built at the same time as the main house. This structure was built sometime before 1911 and was converted into a dwelling about 1931, which is the first year the address is listed in city directories. The property was not seperated from 1205 So. Temple until after 1969.

The first known tenant at this address was a Perry Robb of which nothing is known. Robb is listed by city directories as the resident here until 1941. The house was vacant in 1942 and in 1944 the present owner, Bartlett E. Wicks, became the resident. Wicks, an insurance company owner, is still listed as the resident.



Researcher: Lois Harris  
Date: October 1978

Site No. SL 16066

JUL 1991

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

1 IDENTIFICATION	Street Address: 1205 East South Temple	Plat	Bl.	Lot	
	Name of Structure: Grant-Walker House	T.	R.	S.	
	Present Owner: Frank Granato	UTM:			
	Owner Address: 758 S. 200 W. Salt Lake City, Utah 84101	Tax #: 051527			
2 AGE/CONDITION/USE	Original Owner: Robert D. Grant	Construction Date: 1900	Demolition Date:		
	Original Use: single family	Occupants:			
	Present Use: <input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Public <input type="checkbox"/> Commercial	<input type="checkbox"/> Park <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural	<input type="checkbox"/> Vacant <input type="checkbox"/> Religious <input type="checkbox"/> Other		
	Building Condition: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Deteriorated	<input type="checkbox"/> Site <input type="checkbox"/> Ruins	Integrity: <input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Minor Alterations <input type="checkbox"/> Major Alterations		
3 STATUS	Preliminary Evaluation: <input checked="" type="checkbox"/> Significant <input type="checkbox"/> Contributory <input type="checkbox"/> Not Contributory <input type="checkbox"/> Intrusion	Final Register Status: <input type="checkbox"/> National Landmark <input checked="" type="checkbox"/> National Register <input type="checkbox"/> State Register			
		<input checked="" type="checkbox"/> District <input type="checkbox"/> Multi-Resource <input type="checkbox"/> Thematic			
4 DOCUMENTATION	Photography: Date of Slides: 1978 JUL 1991 Views: Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>	Date of Photographs: JUL 1991 Views: Front <input type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>			
	Research Sources: <input type="checkbox"/> Abstract of Title <input checked="" type="checkbox"/> Plat Records <input type="checkbox"/> Plat Map <input checked="" type="checkbox"/> Tax Card & Photo <input type="checkbox"/> Building Permit <input type="checkbox"/> Sewer Permit <input type="checkbox"/> Sanborn Maps	<input checked="" type="checkbox"/> City Directories <input checked="" type="checkbox"/> Biographical Encyclopedias <input checked="" type="checkbox"/> Obituary Index <input type="checkbox"/> County & City Histories <input type="checkbox"/> Personal Interviews <input type="checkbox"/> Newspapers <input checked="" type="checkbox"/> Utah State Historical Society Library	<input type="checkbox"/> LDS Church Archives <input type="checkbox"/> LDS Genealogical Society <input type="checkbox"/> U of U Library <input type="checkbox"/> BYU Library <input type="checkbox"/> USU Library <input type="checkbox"/> SLC Library <input type="checkbox"/> Other		

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

USHS, State Historic Sites Survey.  
Sutton, Wain, ed., Utah A Centennial History. New York: Lewis Historical Pub. Co., 1949. vol. II. p. 958, vol. III. p. 325.



1205 East South Temple-1900

5  
ARCHITECTURE

Architect/Builder:

Building Materials: wood shingle Building Type/Style: Shingle Style

Description of physical appearance & significant architectural features:  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a two and a half story Shingle Style home with a large conical-roofed tower on the southwest corner. For a more complete description see the attached State Register Form.

--Thomas W. Hanchett



JUL 1991

6  
HISTORY

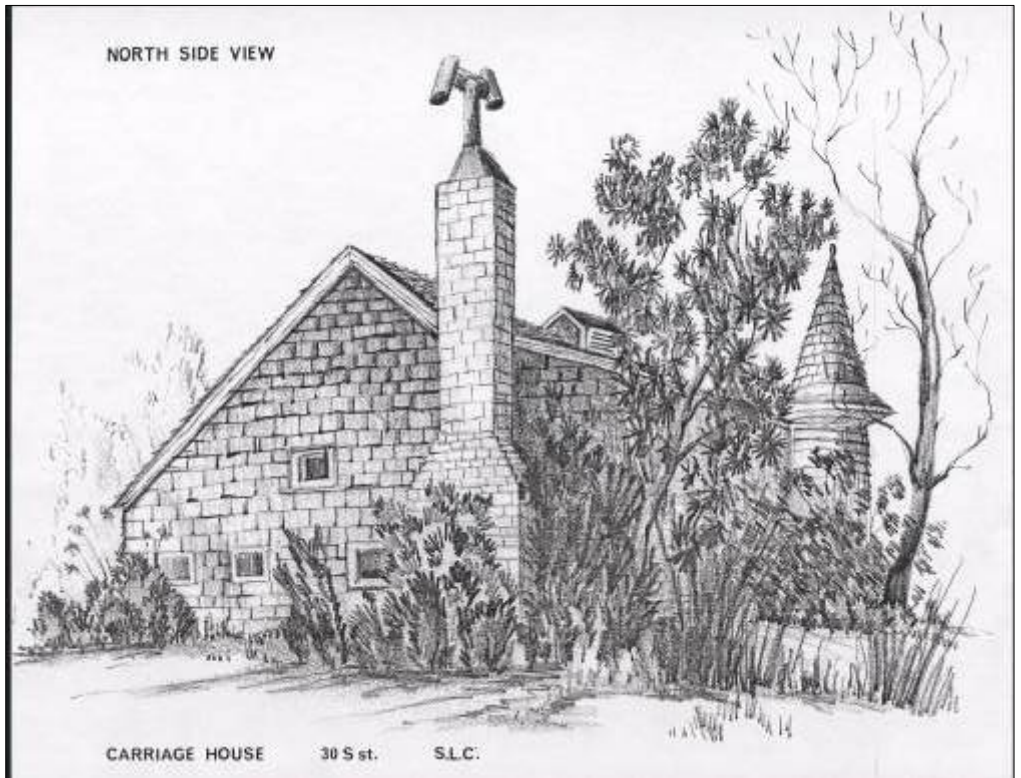
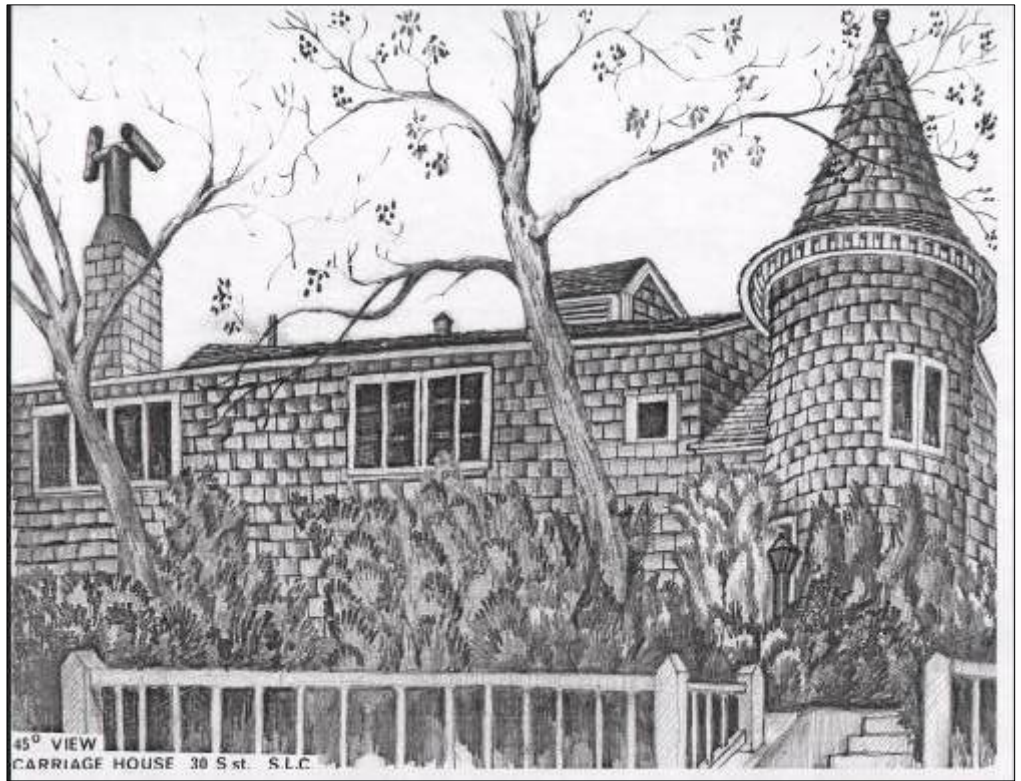
Statement of Historical Significance:

- |   |   |  |   |
|---|---|--|---|
| <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      |   |

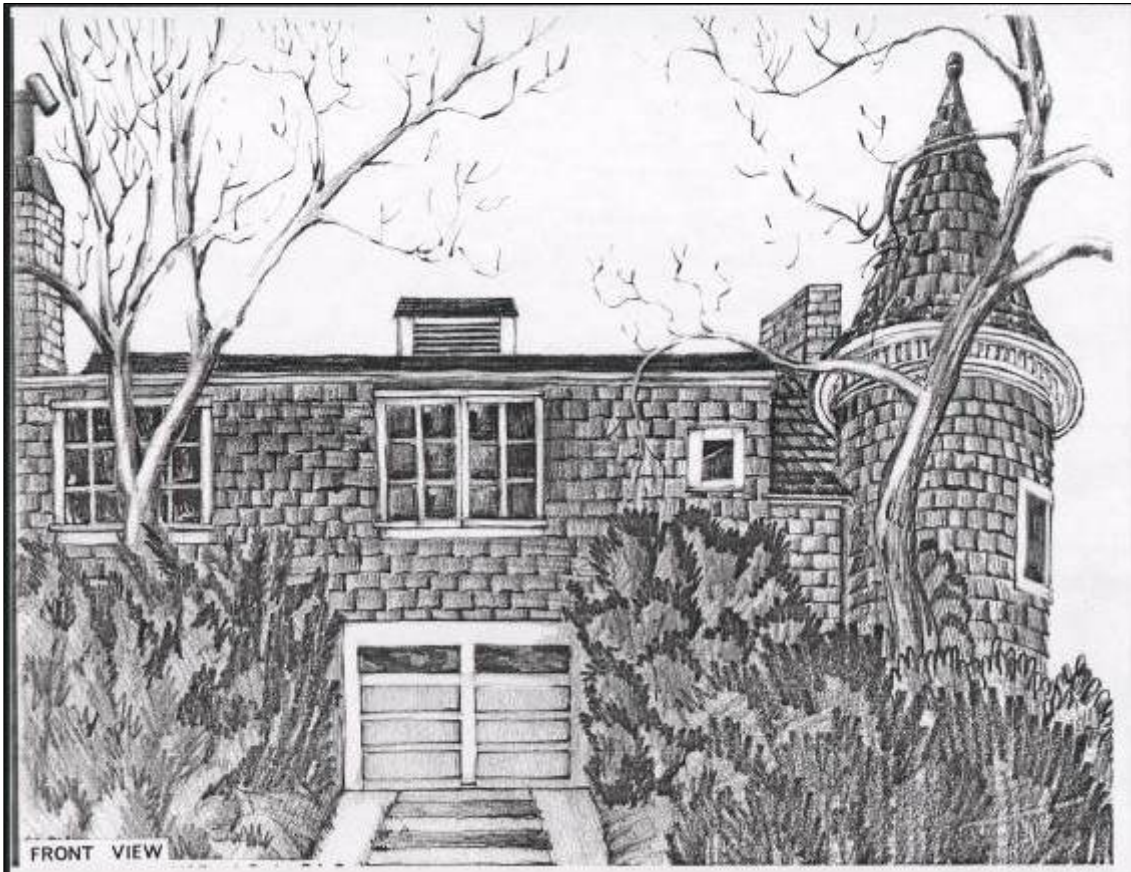
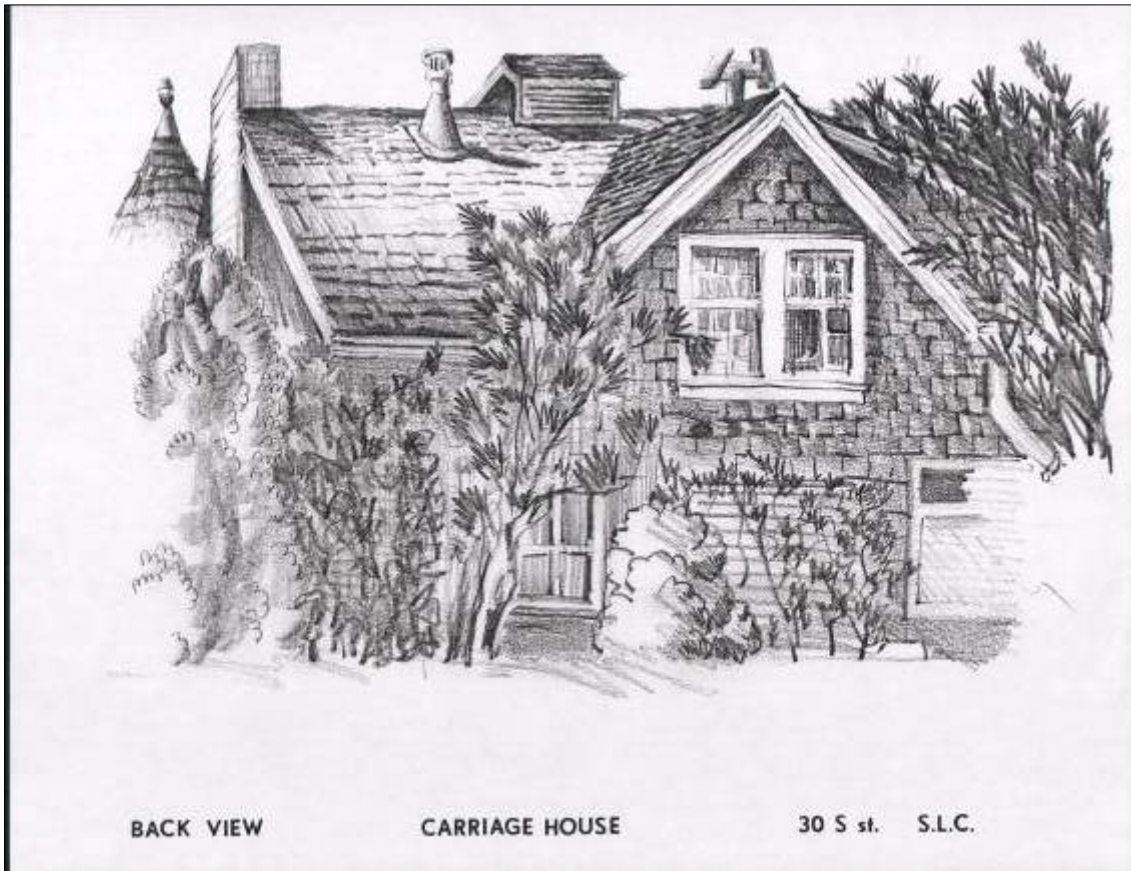
This is one of the best examples of Shingle Style architecture in Utah. It is also significant as the home of Joseph R. Walker, Jr., whose father was one of the founders of the Walker Brothers Bank.

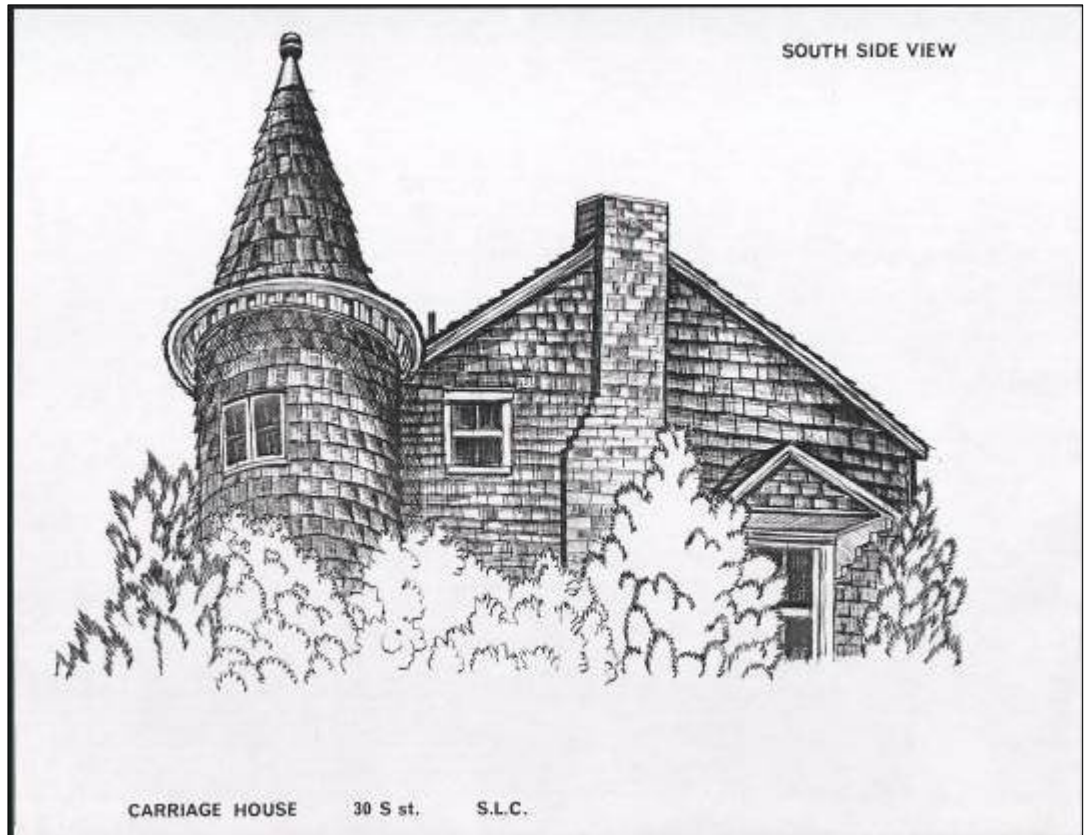
This house was built in 1900 for Robert D. Grant. The only information available on Mr. Grant is that he was involved in the mining business and lived here between 1900 and 1905. It was then acquired by J.R. Walker, Jr. Mr. Walker worked with his father in the management of the Walker Brothers Bank and his many other business investments.

The house was owned by the Walker family until 1931. It was purchased by Phil L. Hansen in 1971. The house was listed on the Utah State Register of Historic Sites in 1972.









**Attachment D**  
**Copy of National Register Nominations for**  
**30 S Street and 1205 East South Temple**

Published Date: May 28, 2008



STATE OF UTAH  
 DIVISION OF STATE HISTORY  
 HISTORIC SITES SURVEY

County Salt Lake

(Type or Print - Complete Applicable Sections)

<b>1. NAME</b>				
Common: Carriage House				
and/or Historic: "stable" -Mr. Bartlett Wicke				
<b>2. LOCATION</b>				
Street and Number or Other Description of Location 30 Sst.				
City, Town, or Township Salt Lake City				
State UTAH		Code 49	County: Salt Lake Code	
<b>3. CLASSIFICATION</b>				
<b>CATEGORY (Check One)</b>		<b>OWNERSHIP</b>		<b>STATUS</b>
District <input type="checkbox"/>	Building <input checked="" type="checkbox"/>	Public <input type="checkbox"/>	Public Acquisition: <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/>
Site <input type="checkbox"/>	Structure <input type="checkbox"/>	Private <input checked="" type="checkbox"/>	In Process <input type="checkbox"/>	Unoccupied <input type="checkbox"/>
Object <input type="checkbox"/>		Both <input type="checkbox"/>	Being Considered <input type="checkbox"/>	Preservation work in progress <input type="checkbox"/>
<b>ACCESSIBLE TO THE PUBLIC</b>				
Yes: Restricted <input type="checkbox"/>				
Unrestricted <input type="checkbox"/>				
No: <input checked="" type="checkbox"/>				
<b>PRESENT USE (Check One or More as Appropriate)</b>				
Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/>	Zoning (Specify) <input type="checkbox"/>
Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input checked="" type="checkbox"/>	Other (Specify) <input type="checkbox"/>	Comments <input type="checkbox"/>
Educational <input type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>		
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>		
<b>4. OWNER OF PROPERTY</b>				
Owners Name: Mr. & Mrs. Bartlett Wicke				
Street and Number 30 S st.				
City or Town: Salt Lake City		State: Utah	Zip Code 84112	Code
<b>5. LOCATION OF LEGAL DESCRIPTION</b>				
Courthouse, Registry of Deeds, Etc: City and County Building				
Street and Number: 2nd East and 5th South Washington Square				
City or Town: Salt Lake City		State: UTAH	Zip Code 84111	Code 49
Approximate Acreage of Nominated Property:				
<b>6. REPRESENTATION IN EXISTING SURVEYS</b>				
Title of Survey Records: "not recorded" ----City Engineer's Office				
Date of Survey: Federal <input type="checkbox"/> State <input type="checkbox"/> County <input checked="" type="checkbox"/> Local <input type="checkbox"/>				
Depository for Survey Records:				
Street and Number:				
City or Town:		State:	Zip Code	Code

County SALT LAKE  
 Site Name CARRIAGE HOUSE  
 Date MAY 1972

Form HSS-1/69/GM



7. DESCRIPTION						
CONDITION	Excellent <input checked="" type="checkbox"/>	Good <input type="checkbox"/>	Fair <input type="checkbox"/>	(Check One) Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>	Unexposed <input type="checkbox"/>
INTEGRITY	(Check One) Altered <input type="checkbox"/>		Unaltered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	(Check One) Original Site <input checked="" type="checkbox"/>	
Describe the Present and Original (if known) Physical Appearance						
<p>The present exterior appearance is the original appearance of the building. IT IS WELL MAINTAINED ALONG WITH THE GARDEN ACREAGE which is standard for this section of town. The carriage house is rectangular in shape with a steeple built into the southwestern corner at 45 degrees. The building is two storeys, with the top floor being utilized as the living area. The bottom floor is being used as the present garage as was the original purpose.</p> <p>The roof shape is a high gable with a center transverse gable on the eastern backside, not to be confused with the cross or axial gable. There is a gablet configuration in front of the roof. There are two single side chimneys of brick, with the north one being offset to the front.</p> <p>Second in appearance to the steeple is the cupola-type air-outlet centered on the gable. This is positioned on the pitch line of the high gable and runs on the length-wise axis.</p> <p>The two main doors, one to the upstairs, the other to the garage, are located on the gable facade. The main windows are casement of 4 by 5 feet. The exterior wall material is shingle, the same of the roof. These two horizontal effects compliment the verticality of the steeple and achieve a good sense of balance and accents.</p> <p>The garden-type acreage covers approximately 1/2 acre and is well kept adding to the 'picturesque setting'. In addition there are two trellises which enhance the good sensation of the 'picturesque'.</p> <p>The present interior layout upstairs has been changed to living quarters, originally being the hayloft. One would hardly realize this change if one didn't know the original purpose of the building.</p> <p>All in all, this building achieves a great effect of 'picturesque' without the conscious planning of this 'style'.</p> <p><i>* Did this effect the ext. of brick due to renovation for living QRS. ERG need for comparison of early photos of carriage house.</i></p>						

8. SIGNIFICANCE							
PERIOD (Check One or More as Appropriate)							
Pre-Columbian	<input type="checkbox"/>	16th Century	<input type="checkbox"/>	18th Century			
15th Century	<input type="checkbox"/>	17th Century	<input type="checkbox"/>	1st Qtr. <input type="checkbox"/> 3rd Qtr. <input type="checkbox"/>			
				2nd Qtr. <input type="checkbox"/> 4th Qtr. <input type="checkbox"/>			
				19th Century <input checked="" type="checkbox"/> 20th Century <input type="checkbox"/>			
				1st Qtr. <input type="checkbox"/> 3rd Qtr. <input type="checkbox"/>			
				2nd Qtr. <input type="checkbox"/> 4th Qtr. <input checked="" type="checkbox"/>			
SPECIFIC DATE(S) (If Applicable and Known)							
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)							
Aboriginal	<input type="checkbox"/>	Education	<input type="checkbox"/>	Political	<input type="checkbox"/>	Urban Planning	<input type="checkbox"/>
Prehistoric	<input type="checkbox"/>	Engineering	<input type="checkbox"/>	Religion/		Other (Specify)	<input type="checkbox"/>
Historic	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Philosophy	<input type="checkbox"/>	_____	
Agriculture	<input type="checkbox"/>	Invention	<input type="checkbox"/>	Science	<input type="checkbox"/>	_____	
Architecture	<input checked="" type="checkbox"/>	Landscape	<input checked="" type="checkbox"/>	Sculpture	<input type="checkbox"/>	_____	
Art	<input type="checkbox"/>	Architecture	<input type="checkbox"/>	Social/		_____	
Commerce	<input type="checkbox"/>	Literature	<input type="checkbox"/>	Humanitarian	<input type="checkbox"/>	_____	
Communications	<input type="checkbox"/>	Military	<input type="checkbox"/>	Theater	<input type="checkbox"/>	_____	
Conservation	<input type="checkbox"/>	Music	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	_____	
STATEMENT OF HISTORICAL SIGNIFICANCE (Include Builder/Architect, Original & Subsequent Owners, Dates, Events, Etc.)							
<p>* built in 1898, according to 2nd owners</p> <p>first owner-----unknown</p> <p>* * second owner-----J.R. Walker, Jr. 1907-1937</p> <p>present owner-----Mr. &amp; Mrs. E. Wicks 1937-</p> <p>J.R. Walker, Jr. is son of J.R. Walker, Sr. who founded Walker Bank</p> <p>* in CHICAGO RECORDS LISTED HERE?</p> <p>* DENIES WALKERS HAVE photos of THIS STRUCTURE?</p>							



**9. MAJOR BIBLIOGRAPHICAL REFERENCES (DOCUMENTS, PUBLICATIONS, REPORTS, NEWSPAPERS)**

please refer to items 5 & 6

**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
NW	Degrees Minutes Seconds ° ' "	Degrees Minutes Seconds ° ' "		Degrees Minutes Seconds ° ' "	Degrees Minutes Seconds ° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

State:	Code	County:	Code
State:	Code	County:	Code
State:	Code	County:	Code
State:	Code	County:	Code

**11. FORM PREPARED BY**

Bryan Fletcher	Team No.	Signature: <i>Bryan Fletcher</i>
1269 East 1st South St. #2		Date: 5/23/72
Street and Number:		
City or Town: Salt Lake City	State: UTAH	Code: 84112
		Code: 49

**12. LOCAL ORGANIZATION OR INTERESTS (INDICATE NAMES AND ADDRESSES)**

Incorporated <input type="checkbox"/> Non-profit <input type="checkbox"/>

STATE OF UTAH  
 DIVISION OF STATE HISTORY  
 HISTORIC SITES SURVEY

County

(Type or Print - Complete Applicable Sections)

<b>1. NAME</b>			
Common: <u>Grant-Walker House</u>			
and/or Historic:			
<b>2. LOCATION</b>			
Street and Number or Other Description of Location <u>1205 East South Temple</u>			
City, Town, or Township <u>Salt Lake City</u>			
State	Code	County:	Code
<u>UTAH</u>	<u>43</u>	<u>Salt Lake</u>	
<b>3. CLASSIFICATION</b>			
CATEGORY (Check One)		OWNERSHIP	STATUS
District: <input type="checkbox"/>	Building <input checked="" type="checkbox"/>	Public <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/>
Site <input type="checkbox"/>	Structure <input type="checkbox"/>	Private <input checked="" type="checkbox"/>	Unoccupied <input type="checkbox"/>
Object <input type="checkbox"/>	Both <input type="checkbox"/>	Public Acquisition: In Process <input type="checkbox"/>	Preservation work in progress <input type="checkbox"/>
		Being Considered <input type="checkbox"/>	Accessible TO THE PUBLIC
			Yes: Restricted <input type="checkbox"/>
			Unrestricted <input type="checkbox"/>
			No: <input checked="" type="checkbox"/>
PRESENT USE (Check One or More as Appropriate)			
Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/>
Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input checked="" type="checkbox"/>	Other (Specify) <input type="checkbox"/>
Educational <input type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>	Zoning (Specify) <input type="checkbox"/>
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>	Comments <input type="checkbox"/>
<b>4. OWNER OF PROPERTY</b>			
Owners Name: <u>Frank Granato</u>			
Street and Number: <u>758 S. 1st West</u>			
City or Town:	State:	Zip Code	Code
<u>Salt Lake City</u>	<u>Utah</u>		
<b>5. LOCATION OF LEGAL DESCRIPTION</b>			
Courtthouse, Registry of Deeds, Etc:			
Street and Number:			
City or Town:	State:	Zip Code	Code
	<u>UTAH</u>		<u>43</u>
Approximate Acreage of Nominated Property:			
<b>6. REPRESENTATION IN EXISTING SURVEYS</b>			
Title of Survey Records:			
Date of Survey: Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local <input type="checkbox"/>			
Depository for Survey Records:			
Street and Number:			
City or Town:	State:	Zip Code	Code

County  
 Site Name  
 Date

Form HSS-1/69/3M



7. DESCRIPTION

CONDITION	Excellent	Good	<input type="checkbox"/> Fair	<input type="checkbox"/> (Check One) Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
INTEGRITY	Altered	<input type="checkbox"/> (Check One)	Unaltered	<input type="checkbox"/>	Moved	<input type="checkbox"/> (Check One) Original Site

Describe the Present and Original (if known) Physical Appearance

This three story home is of wood and is faced with wooden shingles. It has a wooden shingled roof and the whole is painted dark gray. The first floor has six bays, the second has eight bays and the third floor has three bays. The windows have sixteen small panes grouped over one large pane and there are three leaded windows. The foundation is of cut stone. There is a tower at the southwest corner of the house which has a swagged cornice under its foot but there is no cornice on the rest of the house. There is a semi-circular porch across the front of the house. There is a chimney on the west side of the building. The remains of an iron fence run along the east side of the property. Although the house is legally registered to Mr. Granato the real owner seems to be Phil Hansen and he refused to allow us in the building.

There is a matching carriage house behind this home at 30 S Street. This building is also of shingle and is now stained dark red with cream trim. There is a matching tower at the southwest corner with an elaborate cornice. It is surrounded by a unique wooden fence atop a cut stone wall. The owner of the carriage house is Margaret Walker Wicks who grew up in the main house and bought the carriage house from her parents when she was married. The main floor of the two floor carriage house contains the garage, a storage room, a laundry room and a small entrance hall with stairs leading up to the main living area. The second floor has three bedrooms, a study, a living-dining area, one bath and the kitchen with a breakfast room in the tower. The floors are all of parquet from the original Walker home on Main Street where the Newhouse Hotel now stands. The beautiful paneling in the living room is also from the old Walker home.

**8. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

Pre-Columbian <input type="checkbox"/>	16th Century <input type="checkbox"/>	18th Century <input type="checkbox"/>	19th Century <input type="checkbox"/>	20th Century <input type="checkbox"/>
15th Century <input type="checkbox"/>	17th Century <input type="checkbox"/>	1st Qtr. <input type="checkbox"/>	3rd Qtr. <input type="checkbox"/>	1st Qtr. <input type="checkbox"/>
		2nd Qtr. <input type="checkbox"/>	4th Qtr. <input type="checkbox"/>	3rd Qtr. <input type="checkbox"/>
				2nd Qtr. <input type="checkbox"/>
				4th Qtr. <input type="checkbox"/>

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal <input type="checkbox"/>	Education <input type="checkbox"/>	Political <input type="checkbox"/>	Urban Planning <input type="checkbox"/>
Prehistoric <input type="checkbox"/>	Engineering <input type="checkbox"/>	Religion/ Philosophy <input type="checkbox"/>	Other (Specify) <input type="checkbox"/>
Historic <input type="checkbox"/>	Industry <input type="checkbox"/>	Science <input type="checkbox"/>	_____
Agriculture <input type="checkbox"/>	Invention <input type="checkbox"/>	Sculpture <input type="checkbox"/>	_____
Architecture <input type="checkbox"/>	Landscape <input type="checkbox"/>	Social/ Humanitarian <input type="checkbox"/>	_____
Art <input type="checkbox"/>	Architecture <input type="checkbox"/>	Theater <input type="checkbox"/>	_____
Commerce <input type="checkbox"/>	Literature <input type="checkbox"/>	Transportation <input type="checkbox"/>	_____
Communications <input type="checkbox"/>	Military <input type="checkbox"/>		_____
Conservation <input type="checkbox"/>	Music <input type="checkbox"/>		_____

STATEMENT OF HISTORICAL SIGNIFICANCE (Include Builder/Architect, Original & Subsequent Owners, Dates, Events, Etc.)

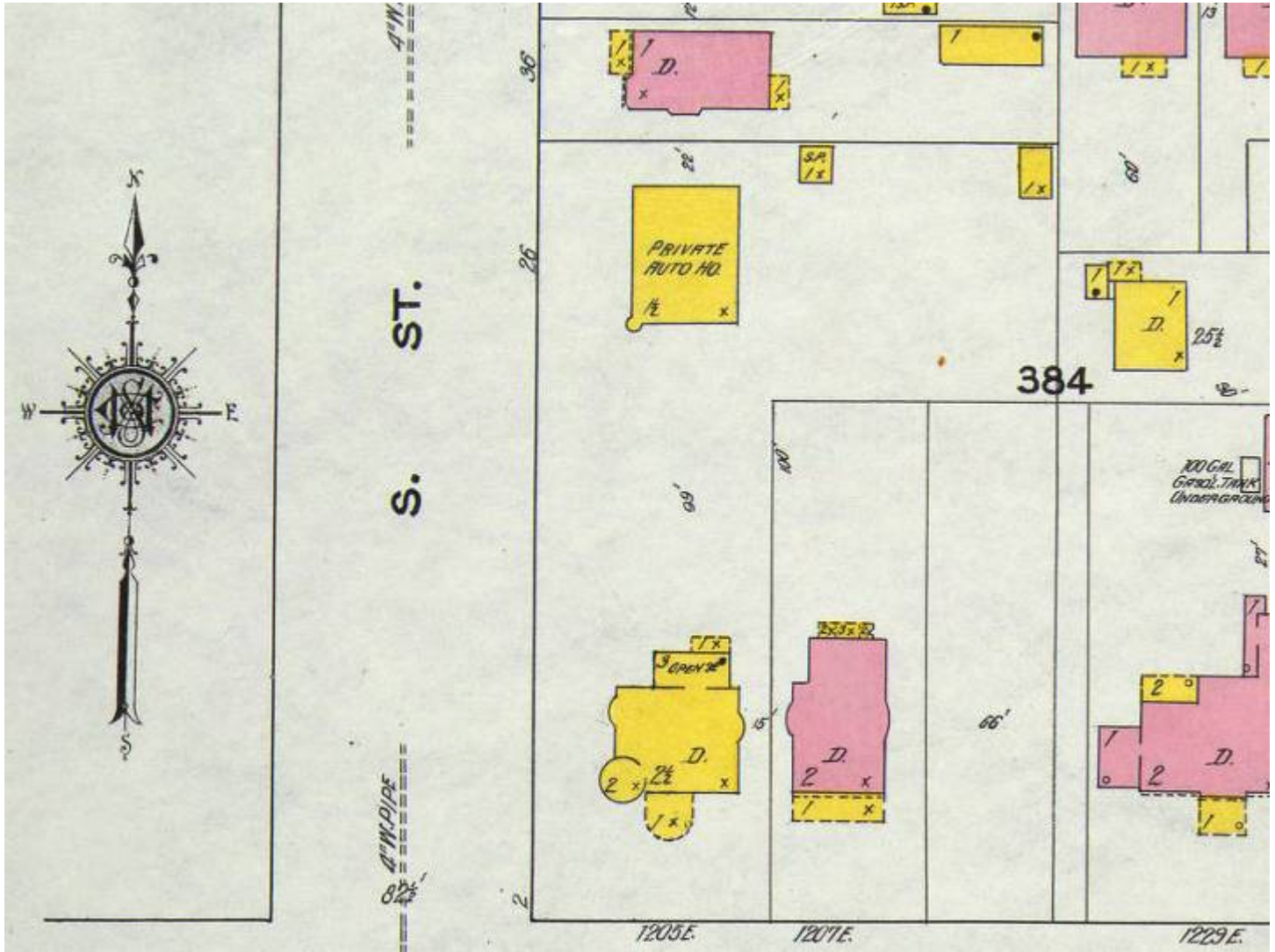
The most probable building date for this home is 1900. This is based on the City Directories of this period which show the address 1205 East South Temple listed for the first time in the 1900 Directory. The owner at that time was Robert D. Grant. In 1905 it was sold to Freeman and Edna Morningstar who almost immediately sold it to J.R. Walker, Jr. The Walkers lived there until 1935 when the property was given to the Walker's daughter. In 1968 the home was purchased by Phil Hanson, who sold it in 1971 to Frank Granato.

Mr. Grant does not appear in any file or reference work in the library. Neither does J. R. Walker, Jr., although his father was quite prominent.

**Attachment E**  
**Sanborn Map**

Published Date: May 28, 2008





1911 Sanborn



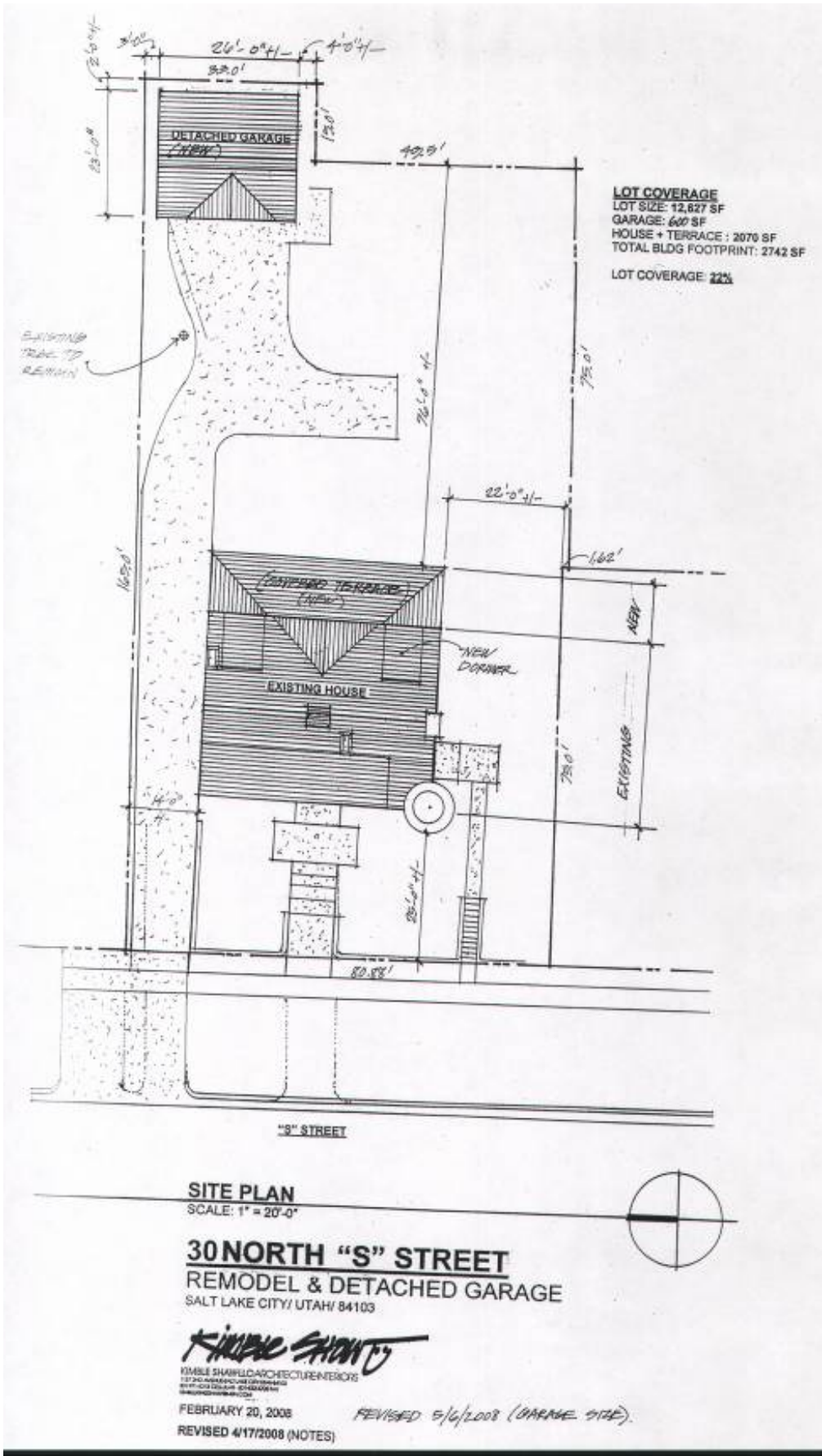
**Attachment F**  
**Site Plan and Building Elevations**

Published Date: May 28, 2008

**30 NORTH "S" STREET**  
**REMODEL & DETACHED GARAGE**  
SALT LAKE CITY/ UTAH/ 84103

**KEYNOTES**

- 1 EXISTING CEDAR SHINGLES TO REMAIN.
- 2 EXISTING ASPHALT SHINGLE TO REMAIN.
- 3 NEW ALUMINUM-CLAD WOOD WINDOW W/  
INSULATED GLASS & SIMULATED DIVIDED  
LITES TO FIT EXISTING OPENING.
- 4 NEW WOOD BARN DOOR ON SLIDING TRACK.
- 5 NEW ROOF DORMER TO MATCH EXISTING.
- 6 NEW FRENCH DOOR ASSEMBLY BY  
WINDOW MANUFACTURER.
- 7 FIBER-GLASS-REINFORCED GYPSUM  
COLUMN, PAINTED
- 8 NEW CEDAR SHINGLES TO MATCH  
EXISTING HOUSE.
- 9 NEW ALUMINUM-CLAD WOOD WINDOW W/  
INSULATED GLASS & SIMULATED DIVIDED  
LITES IN NEW OPENING.
- 10 EXTERIOR WOOD DOOR
- 11 9'-0" X 8'-0" WOOD GARAGE DOOR W/  
SIMULATED DIVIDED LITES.
- 12 WOOD TRIMS TO MATCH EXISTING HOUSE.
- 13 CEMENT-BOARD SHINGLES BY HARDI-PLANK  
OR EQUAL TO MATCH EXISTING HOUSE,  
PAINTED.
- 14 WOOD CORBEL
- 15 NEW DIMENSIONAL ASPHALT SHINGLE TO  
MATCH EXISTING HOUSE.
- 16 EXISTING BRICK CHIMNEY TO REMAIN.
- 17 NEW WOOD-FRAMED CHIMNEY.





**WEST ELEVATION STUDY**  
SCALE 1/8" = 1'-0"

**30 NORTH "S" STREET**  
REMODEL & DETACHED GARAGE  
SALT LAKE CITY, UTAH 84103

**KIMBLE SHAW**  
KIMBLE SHAW ARCHITECTS  
ARCHITECTS

FEBRUARY 20, 2008  
REVISED 4/17/2008 (NOTES)



**EAST ELEVATION STUDY**  
SCALE 1/8" = 1'-0"

**30 NORTH "S" STREET**  
REMODEL & DETACHED GARAGE  
SALT LAKE CITY, UTAH 84103

**KIMBLE SHAW**  
KIMBLE SHAW ARCHITECTS  
ARCHITECTS

FEBRUARY 20, 2008  
REVISED 4/17/2008 (NOTES)

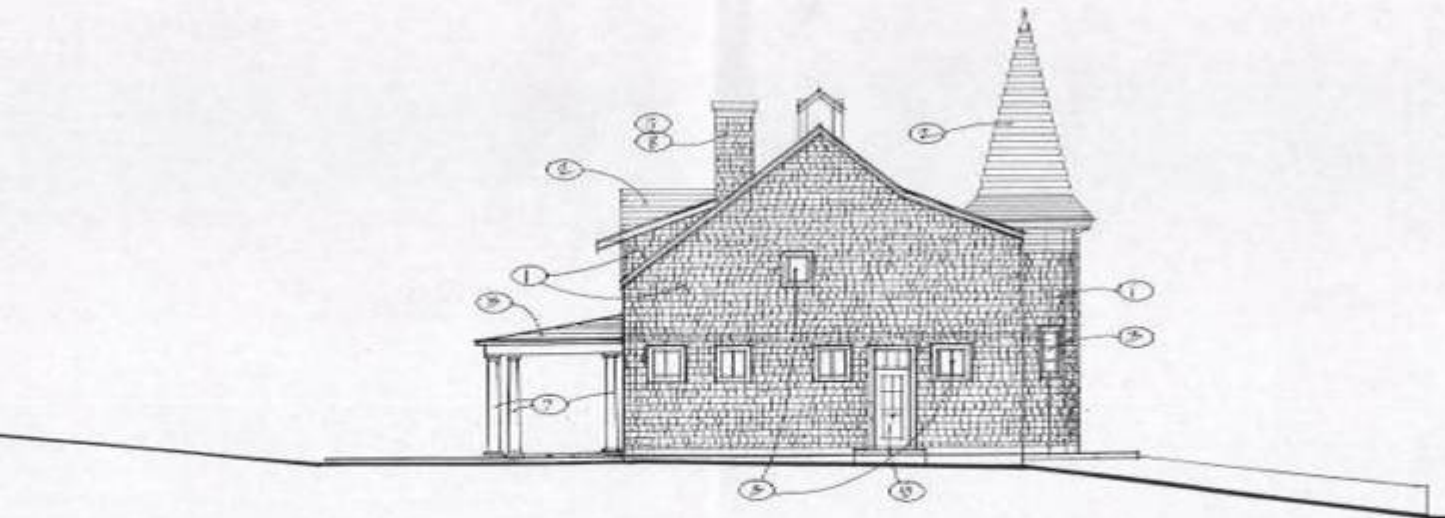




**SOUTH ELEVATION STUDY**  
SCALE 1/8" = 1'-0"

**30 NORTH "S" STREET**  
REMODEL & DETACHED GARAGE  
SALT LAKE CITY, UTAH 84103

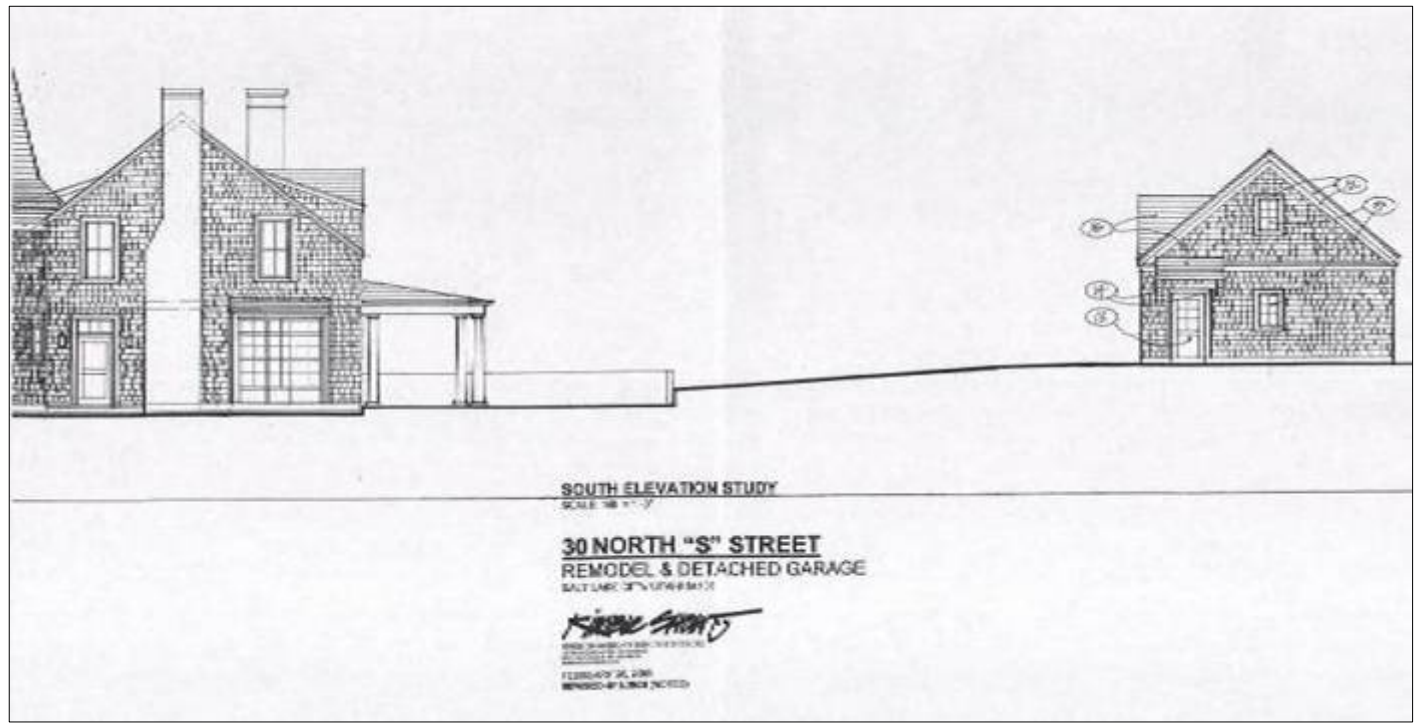
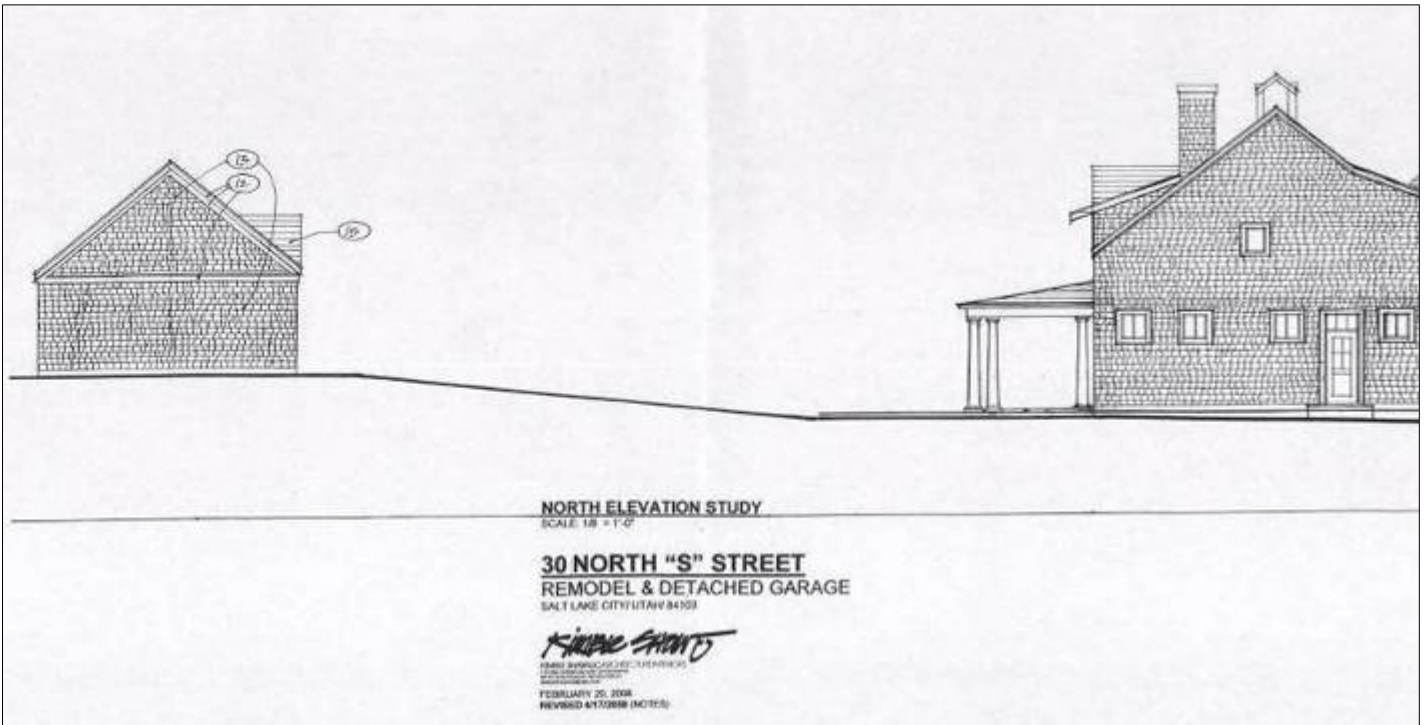
*KIMBLE SHAW*  
KIMBLE SHAW ARCHITECTURE  
ARCHITECTS  
FEBRUARY 20, 2008  
REVISED 4/17/2008 (NO.701)

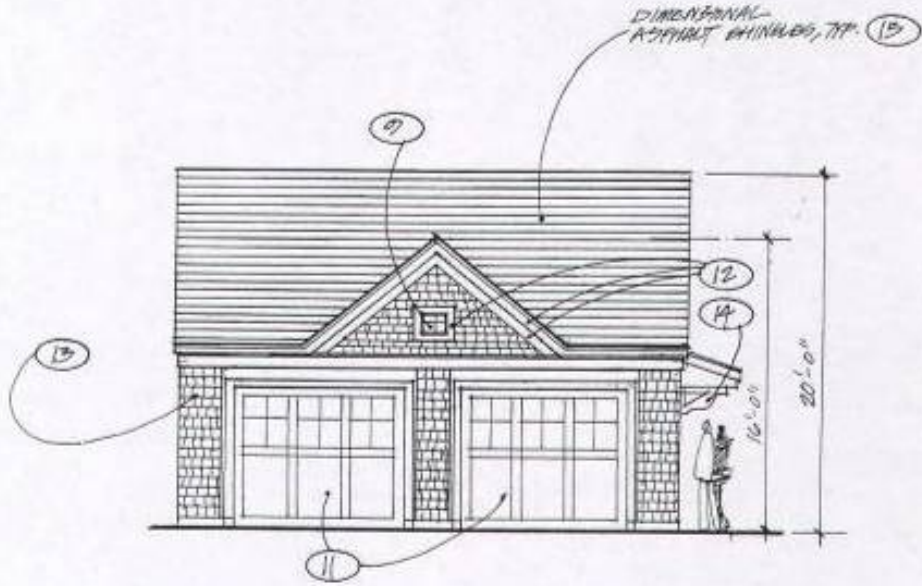


**NORTH ELEVATION STUDY**  
SCALE 1/8" = 1'-0"

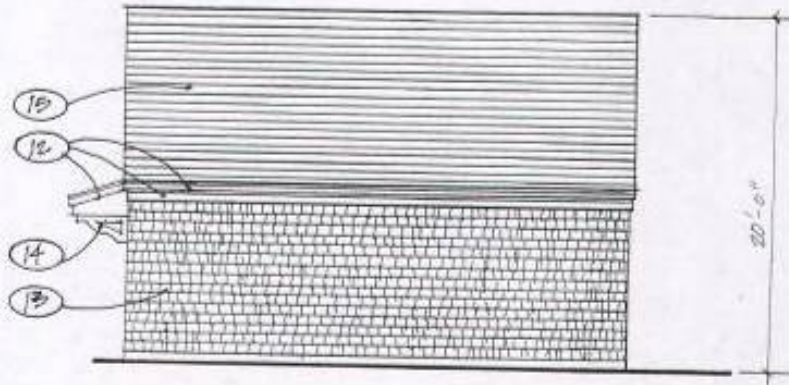
**30 NORTH "S" STREET**  
REMODEL & DETACHED GARAGE  
SALT LAKE CITY, UTAH 84103

*KIMBLE SHAW*  
KIMBLE SHAW ARCHITECTURE  
ARCHITECTS  
FEBRUARY 20, 2008  
REVISED 4/17/2008 (NO.701)





**WEST ELEVATION STUDY @ DETACHED GARAGE**  
 SCALE: 1/8" = 1'-0"



**EAST ELEVATION STUDY @ DETACHED GARAGE**  
 SCALE: 1/8" = 1'-0"

**30 NORTH "S" STREET**  
**REMODEL & DETACHED GARAGE**  
 SALT LAKE CITY/ UTAH/ 84103

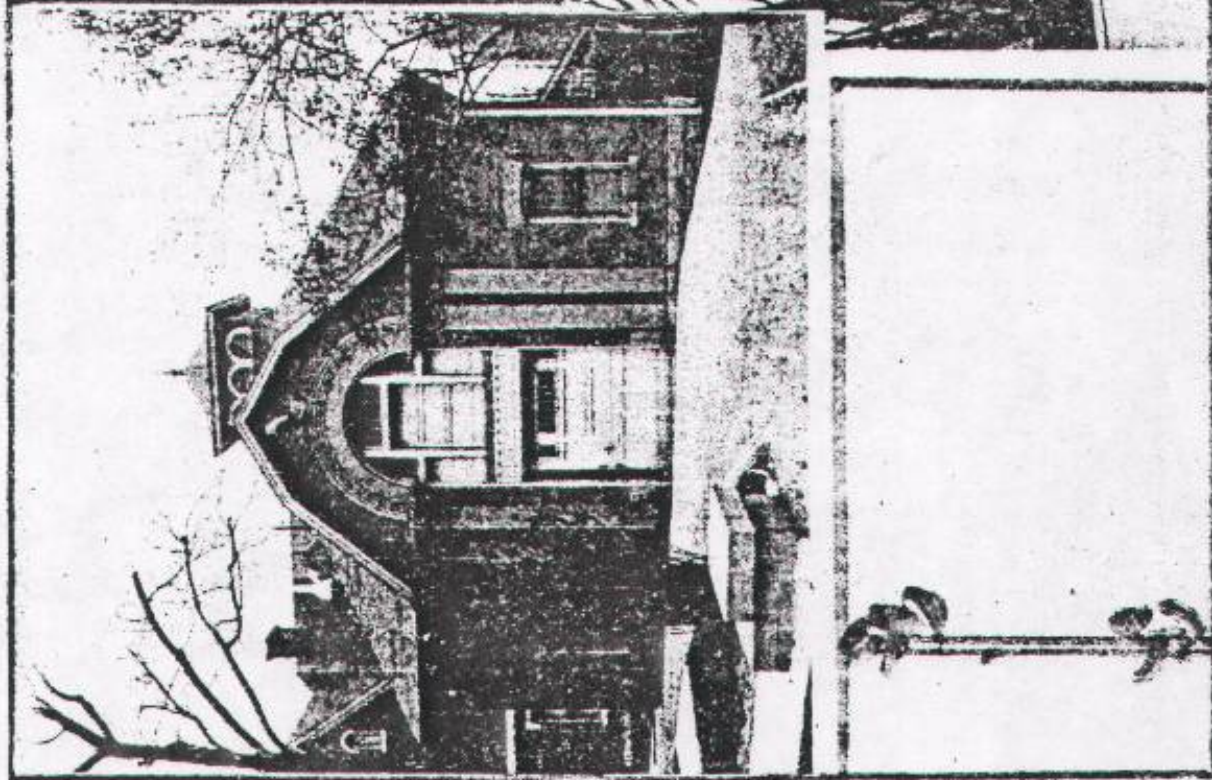
*KIMBLE SHAW*  
 KIMBLE SHAW ARCHITECTURE #PERCORS  
 11770 PAPERDALE DR SPOKANE  
 SPokane, WA 99216  
 509.325.4888

FEBRUARY 20, 2008  
 REVISED 4/17/2008 (NOTES)

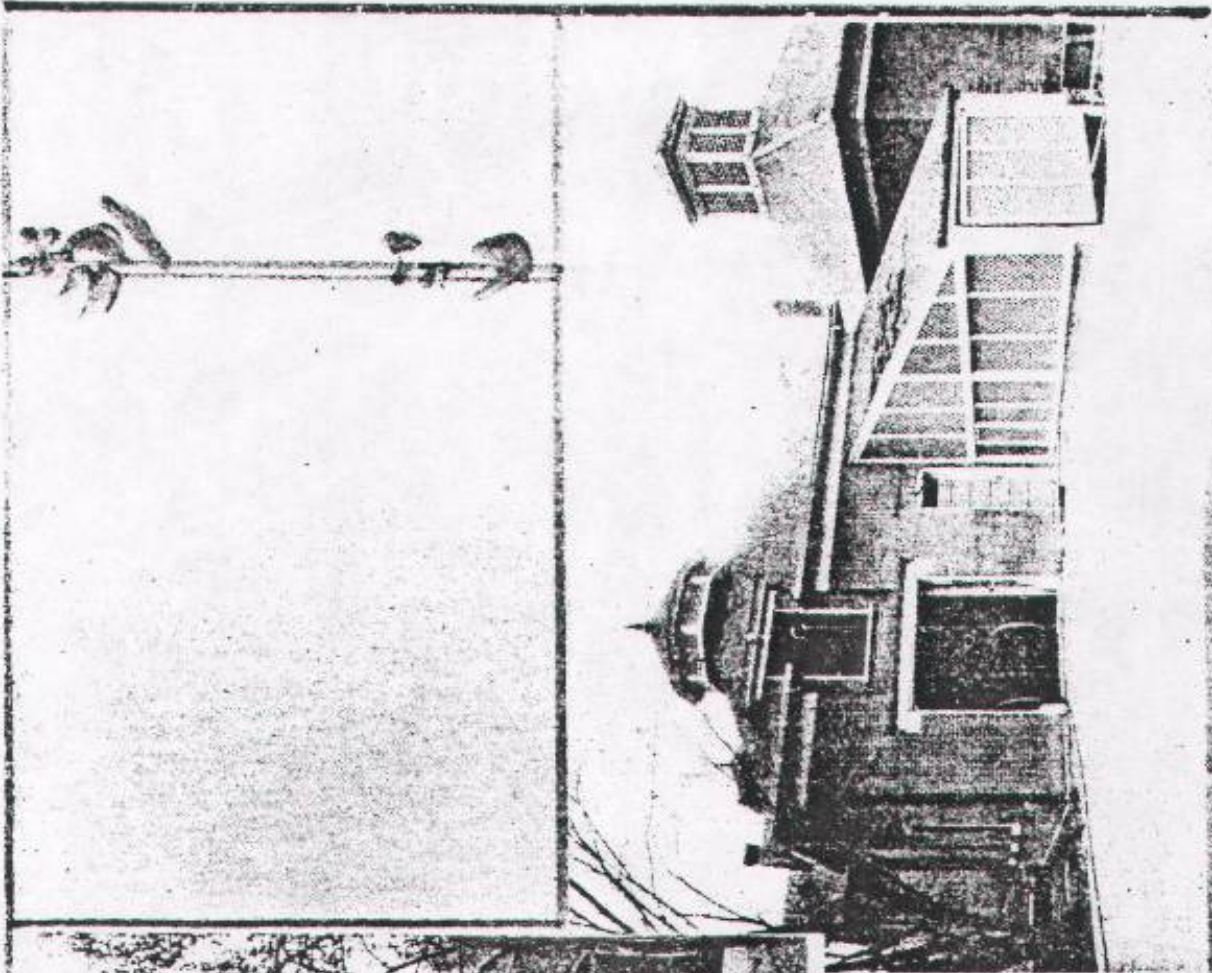


**Attachment G**  
**Images of other stable houses designed by Hale**

Published Date: May 28, 2008



SALISBURY STABLE.



IVERS STABLE.