

HISTORIC LANDMARK COMMISSION  
STAFF REPORT



Planning and Zoning  
Division  
Department of  
Community & Economic  
Development

**Mensink House**

Legalization/Appeal PLNHLC2008-227931  
623 East First Avenue in the Avenues Historic District  
September 3, 2008

**Applicant:**

Pieter Mensink, Owner

**Staff:**

Janice Lew  
535-7625  
janice.lew@slcgov.com

**Tax ID:**

09-32-356-016

**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  
Jergenson

**Acreage:**

0.13

**Current Use:**

Single- family residence

**Applicable Land Use**

**Regulations:**

- Section 21A.34.020
- Chapter 21A. 24

**Attachments:**

- A. Submittal
- B. Documentation

**REQUEST**

The applicant requests that the Historic Landmark Commission legalize and approve alterations to the historic home located at 623 East First Avenue. Work on the front porch was initiated without either a Certificate of Appropriateness or building permit. Planning Staff elected to refer the administrative approval request to the Historic Landmark Commission because of the extent of the changes to a principal façade as viewed from the street. Changes to the home include:

1. Legalization of the replacement of the steps to the front porch,
2. Replacement of the front porch skirting material, and
3. Alterations to a concrete walkway.

**PUBLIC NOTICE**

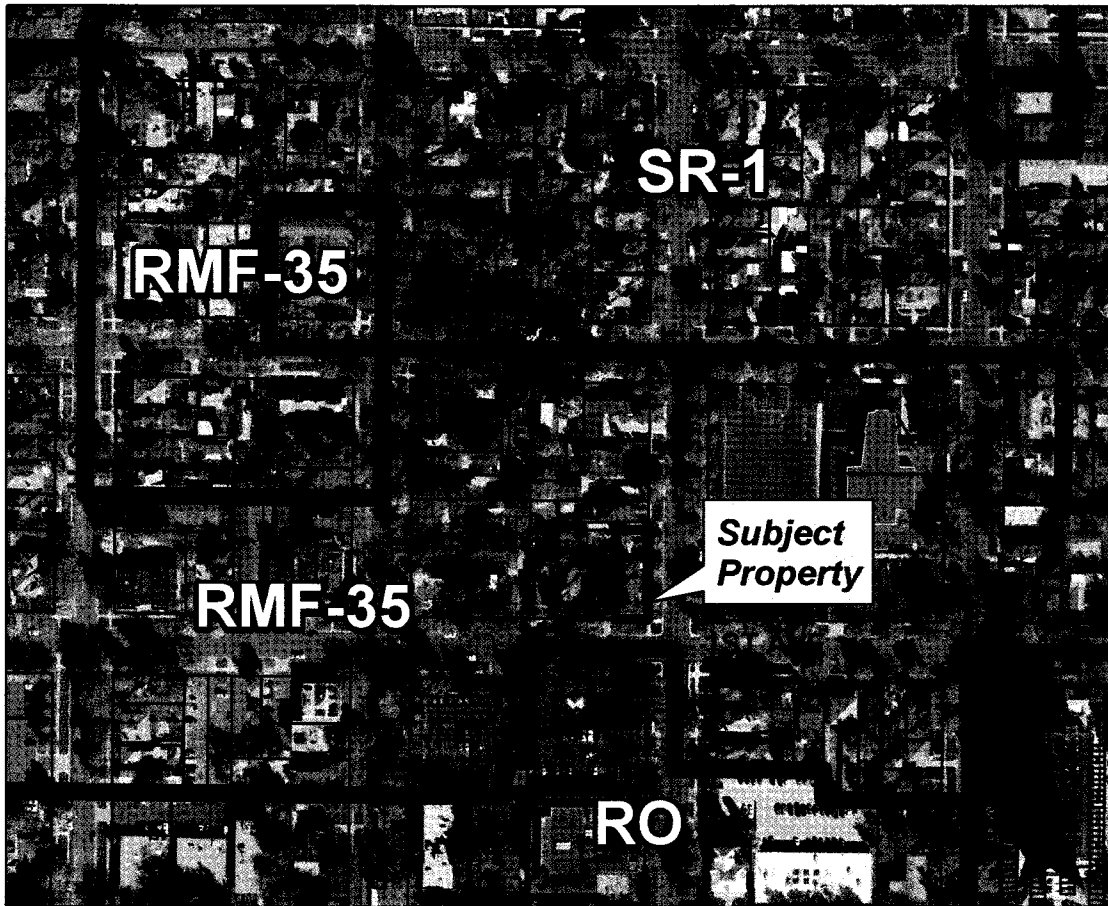
On August 18, 2008, notice was mailed to all property owners within 85 feet of the subject property, meeting the minimum notification requirement of the Zoning Ordinance. Notice was also sent to interested parties on the Historic Landmark Commission's e-mail listserve and posted on the Planning Division's Web site. Community Council review is not required by the City Code for permitted uses within a locally-designated historic district.

**STAFF RECOMMENDATION:**

Based on the findings of fact in this staff report, Planning Staff finds that the legalization request and proposed alterations to the historic building located at 623 East First Avenue fail to substantially comply with all of the standards that pertain to the application (2, 5, 6, 8, 9, and 12). Therefore, staff recommends the following:

1. That the Commission denies the request to legalize the replacement steps to the front porch, because the design fails to respect the historic progression of entry elements that characterize the property. Should the applicant present a step configuration that respects the original orientation which ran parallel to the porch, staff requests that the Commission directs staff to issue a Certificate of Appropriateness to replace the front steps.
2. That the Commission denies the request to replace the front porch skirting with a precast stone veneer, as primary building materials, such as masonry, should not be replaced with synthetic materials. Should the applicant present a compatible building material, staff requests that the Commission direct staff to issue a Certificate of Appropriateness to replace the front porch skirting.
3. That the Historic Landmark Commission denies the request to cover the front steps and walkway with brick because the replacement material is not similar to that used historically on this house. Should the applicant present a replacement material that matches the original material in detailing or is a compatible substitute material, such as concrete, staff requests that the Commission direct staff to issue a Certificate of Appropriateness for the work.

## VICINITY MAP



### COMMENTS

#### **PUBLIC COMMENTS**

*The applicant had obtained the signatures of approval from owners of property in the area which is included in Attachment A of this staff report.*

#### **BACKGROUND, ANALYSIS AND FINDINGS:**

##### **BACKGROUND**

According to the historic site form completed in 1979, this brick house with a sandstone foundation was constructed in 1895 by John G. Anderson Jr. of J. G. Anderson Real Estate and Investment Co. Anderson built many houses in the Avenues including the five homes on the southeast corner of this block. The two-story Victorian Eclectic home has an asymmetrical façade and shallow curved bays projecting to the south and east. The attached 1911 Sanborn Map, Shipler Commercial Photographers Collection photograph of 1912, and 1930's tax photograph show a partial porch topped by a truncated hipped roof that is supported by several columns with a small walk-out as part of the original design (See Attachment B). However, the 1979 site form indicates that this porch was removed. The two-story porch element that exists today was constructed in 1986.

Upon notice of violation, the applicant ceased work on the alterations to the front porch and contacted the City to acquire the appropriate approvals. At that time, Planning Staff determined that an administrative approval could not be issued because of the extent of the changes to the principal façade of the building which is highly

visible from the street. The subject property is a corner lot with frontage on both First Avenue and 'J' Street. The primary façade is oriented toward First Avenue.

The applicant has conducted work to stabilize the front porch and requests legalization of the new steps. The applicant claims that the previously existing steps were very shallow. Wider steps were poured in a form that curves to meet a concrete walkway that extends from the street corner to the house and to decrease the steepness of the stairs. The applicant proposes to cover the steps and walkway with red brick which would match the brick house. The proposed porch details include a new precast stone veneer base.

For safety reasons, staff has administratively approved a certificate of appropriateness for a new wood porch railing. A certificate of appropriateness has also been issued to replace the existing privacy fence.

#### Artificial Material Policy

In 1980, the Historic Landmark Commission adopted the following policy regarding the use of artificial materials:

*The use of artificial material in a building which is listed on the Salt Lake City Register of Cultural Resources (either as a landmark site or as part of an historic district) shall not be approved unless it is proven necessary for the preservation of the building.*

The policy lists the artificial materials addressed by the Commission and includes; vinyl siding, aluminum siding and asbestos siding. In August of 1994, the Commission discussed creating a new policy regarding the use of synthetic siding, but elected to address the issue through the citywide zoning ordinance rewrite. At that time, the Commission Members identified potential problems of synthetic siding and cited the following reasons for their resistance to the use of the material in the districts:

- It obscures original materials or material that defines the character of a building. As a substitute material for wood, it does not lend itself to the precise shaping that wood does, nor does it have a similar texture.
- Contrary to the claims made by synthetic siding companies, aluminum and vinyl siding are not maintenance and problem-free.

Adopted in April of 1995, Section 21A.34.020(G)(10) also addresses the use of synthetic siding on contributing and Landmark Sites.

#### **ZONING CONSIDERATIONS**

The property is located in a SR-1A Special Development Pattern Residential District, 21A.24.080 SR. All work must comply with the height and bulk requirements of the SR-1A zoning district.

**Analysis:** No changes to the existing height or footprint of the building have been made.

**Finding:** The project meets this portion of the Zoning Ordinance.

#### **ZONING ORDINANCE AND DESIGN GUIDELINES**

**21A.34.020(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:

**Standard 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;

**Analysis:** This single-family residence will remain a single-family residence.

**Finding:** The use of the structure is not affected by the project

**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;

**Analysis:** A series of spaces between the street and the house, including walkways, steps, landings and porches, is typical of most historic houses. This progression of entry elements is important because it contributes strongly to the historic character of the site and creates a sense of visual continuity on the block and within the historic district. Thus, staff is of the opinion that an historic progression of entry elements should be respected.

#### *Applicable Design Standards for Site Features*

**1.1 Preserve historically significant features.** These may include historic retaining walls, irrigation ditches, gardens, driveways and walkways. Fences and street trees are also examples of original site features that should be preserved. Sidewalks, parkways, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.

**Finding:** Changing entrances which are important in defining the overall historic character of a site and establishing a new progression of entry elements that does not convey the same visual appearance will result in an alteration that detracts from the historic integrity of the property and its context. The alterations to the design of the steps and walkway which include a reconfiguration of the steps and new building materials are inconsistent with this standard.

*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;*

**Analysis:** Entrances and porches are quite often the focal point of historic buildings, particularly when they are located on primary elevations. Their functional and decorative elements are important in defining the overall historic character of a property. The front porch element on this house has experienced the typical alterations made to similar structures over time. Some have undergone minor repairs to assure their preservation. Other entrance and porch features have been altered to the degree that they have lost character-defining elements, been enclosed or totally removed like the historic porch associated with this property.

#### *Applicable Design Standards for Additions*

**8.4 Design a new addition to be recognized as a product of its own time.** An addition shall be made distinguishable from the historic building, while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction. Creating a jog in the foundation between the original building and the addition also may establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

**8.6 Do not construct a new addition or alteration that will hinder one's ability to interpret the historic character of the building or structure.** A new addition that creates an appearance

inconsistent with the historic character of the building is inappropriate. An alteration that seeks to imply an earlier period than that of the building is inappropriate. In addition, an alteration that seeks to imply an inaccurate variation on the historic style is inappropriate. An alteration that covers historically significant features is inappropriate as well. The project generally meets the intent of this standard.

**Finding:** The applicant is not seeking to create a false sense of history, but is attempting to repair a deteriorated later addition. The proposed building materials comply with this standard to the extent that their application would not create a false sense of history. Recommendations by staff to restore the original orientation of the steps and use compatible building materials are not conjectural, as this would reinforce the historic character of the home.

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

**Analysis:** Constructed in 1986, the existing porch is not of sufficient age to have acquired historic significance.

**Finding:** The existing porch is not of an age to have achieved historic significance in its own right. The primary façade and character-defining elements of the historic building as seen from the street would not be negatively affected by compatible alterations to the existing porch. The project is consistent with this standard.

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

**Analysis:** The applicant proposes a reconfiguration of the historic progression of entry elements to the front of the building. The submitted plans show a brick walkway and curved series of steps leading to the porch. Staff views the historic progression of entry elements a character-defining feature of this site that should be retained.

**Finding:** Alterations that fail to preserve a progression of entry elements, such as installing a curved series of steps which historically ran parallel to a house, negatively affect the character of the historic site as seen from the street. The design of the project is inconsistent with this standard.

*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;*

**Analysis:** Historic fabric of the primary elevation was removed when the original porch was replaced. This alteration compromised the proportions and architectural integrity of the house. Although the existing porch design does not convey the same visual appearance of the original porch, the Historic Landmark Commission has found that it is not necessary to strictly replicate the details of a replacement feature on all “contributing” buildings. However, new designs should be in character with the historic building, in terms of scale, material and detailing and, should be clearly differentiated so that a false historical appearance is not created.

### ***Applicable Design Standards for Porches***

**5.1 Preserve an original porch when feasible.** Replace missing posts and railings when necessary. Match the original proportions and spacing of balusters when replacing missing ones. Unless used historically, wrought iron, especially the “licorice stick” style that emerged in the 1950s and 1960s, is not allowed.

**5.2 Avoid removing or covering historic materials and details on a porch.** Removing an original balustrade, for example, is inappropriate.

**5.3 If the porch replacement is necessary, reconstruct it to match the original in form and detail when feasible.** Use materials similar to the original whenever feasible. On contributing buildings, where no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings. Speculative construction of a porch on a contributing building is discouraged. Avoid applying decorative elements that are not known to have been used on your house or others like it. While matching original materials is preferred, when detailed correctly and painted appropriately, fiberglass columns may be acceptable. The height of the railing and the spacing of balusters should appear similar to those used historically.

**5.4 Do not permanently enclose a historic porch.** Enclosing a porch with opaque materials that destroys the openness and transparency of the porch is not allowed.

### *Design Standards for Primary Materials*

#### **Replacement materials**

**2.8 Match the original material in composition, scale and finish when replacing materials on primary surfaces.** If the original material was wood clapboard, for example, then the replacement material should be wood. It should match the original in size, the amount of materials exposed, and in finish, traditionally a smooth finish, which was then painted. The amount of exposed lap should match. Replace only the amount required. If a few boards are damaged beyond repair, then only they should be replaced, not the entire wall.

**2.9 Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as a replacement for primary building materials.** In some instances, substitute materials may be used for replacing architectural details but doing so is not encouraged. If it is necessary to use a new material, such as fiberglass for a replacement column, the style and detail should match that of the historic model. Primary building material such as masonry, wood siding and asphalt shingles shall not be replaced with synthetic materials. Modular materials may not be used as replacement materials. Synthetic stucco, and panelized brick, for example, are inappropriate.

**Finding:** The project is inconsistent with this standard because the brick walkway and curved brick covered steps are new elements that are historically incorrect for the building and do not match or resemble the original in form and detail. As such, the project is inconsistent with this standard.

*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;*

**Analysis:** No chemical or physical treatments are proposed as part of this request.

**Finding:** This standard is not an issue for the proposed project.

*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;*

**Analysis:** This guideline regarding contemporary designs for alterations has typically been applied to new work on non-character defining elevations. Since the historic character of the building was diminished by the removal of the original porch, an important architectural feature, preservation practices dictate that replacement materials and features should match the appearance of the originals to

the greatest extent possible. If it cannot be an exact reproduction of the original, the new work should follow along the same general lines.

### ***Applicable Standards for Architectural Details***

**6.2 If replacement is necessary, design the new element using accurate information about original features.** The design should be substantiated by physical or pictorial evidence. One of the best sources for historic photographs is Salt Lake County Records Management, which maintains early tax photographs for thousands of buildings. In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features.

**6.3 Develop a new design for the replacement feature that is a simplified interpretation when the original element is missing and cannot be documented.** The new element should relate to comparable features in general size, shape, scale and finish. Such a replacement should be identifiable as being new. Use materials similar to those that were used historically, if feasible.

**Finding:** The design of the project is not based on existing documentation about original features nor does it take into account the shape and finish of the original elements. Thus, the project is inconsistent with this standard.

*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;*

**Analysis:** Since it would be possible to remove the porch, the Commission may wish to consider to what extent the applicant should follow a path of historic accuracy. The design of the porch is generally compatible in form with the historic home. Legalizing the curved entrance, however, diminishes the historic character of the site as discussed under Standard 2 (See page 4).

**Finding:** The proposed progression of entry elements fails to convey the same visual appearance of the original or protect the historic integrity of the property and its environment. As such, it is inconsistent with this 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;*

**Analysis:** No prohibited siding materials are proposed.

**Finding:** The standard does not apply to this project.

*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, Signs;*

**Analysis:** Signage is not a component of this project.

**Finding:** The standard does not apply to this project.

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

**Analysis:** The City adopted Design Guidelines for Residential Historic Districts in Salt Lake City is applicable in this case.

**Finding:** The proposed project is inconsistent with standards 2, 5, 6, 8, 9, and 12 as noted above and not supported by the following design guidelines mentioned in this staff report:

- **1.1 Preserve historically significant features.**
- **2.8 Match the original material in composition, scale and finish when replacing materials on primary surfaces.**
- **2.9 Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as a replacement for primary building materials.**



**Attachment A  
Submittal**

*"Victorian-Eclectic structures exhibit stylistic influences so numerous that they do not fit into any single style of architecture."*

## **APPLICANTS**

Pieter and Janice Mensink  
623 First Avenue  
Salt Lake City, Utah 84103  
Phone: 801.661.9776

## **REQUEST**

Approval of Historic Landmark Commission Certificate of Appropriateness and issuance of Building Permit to (1) replace porch steps and resurface walkway; (2) repair porch columns; and (3) replace fence.

## **BACKGROUND**

The home at 623 First Avenue was built in 1895 and is listed on the National Register of Historic Homes as a Victorian-Eclectic Home. It was purchased by the current homeowners in late 2005. To their understanding, the two-story front porch was added in the late 1980s and is not original to the home, nor historic by any means. In May 2008 homeowners discovered that the foundation of the porch was completely rotted and the entire two-story porch structure was at risk of collapse. To avoid liability and injury, homeowners began work immediately to stabilize the structure. They request a permit to complete work on these repairs as outlined below and to replace a deteriorating fence along the east property line.

## **PROPOSAL**

Steps and Walkway: Finish work on steps to porch and walkway. Due to extensive rot, porch steps had to be removed and concrete steps following the natural curve of the original path have been poured. The steps installed in the late 1980s were very shallow and steep, and likely not up to code. In order to decrease the grade of the steps for safety, wider steps were poured in a form that meets up with and follows the original path from the street to the house. Homeowner proposes to pave steps and walkway with red brick to match and complement the home's original brick exterior. (See "Examples" in booklet and sample provided.)

Stone Porch Skirting: Mount sandstone. Due to extensive rot, old plywood deck skirting was removed. Homeowners propose to install Zion Sandstone Ledge stone (see brochure photo and sample provide) on the outside of the skirting of the porch and on the outer sides of the new steps. Stone will be similar in appearance to original sandstone foundation still present on the home.

Railing and Columns: Install new wood railing and resurface and upgrade porch columns. Propose refinishing damaged and weathered columns to create an appearance in keeping with Victorian style, including matching wood railings on first and second levels of porch.

Fence: Home's backyard is currently fenced with unstable and deteriorating cedar fencing panels. Propose pouring concrete foundation on which to mount a new six foot wood fence, stabilizing the base and adding privacy and security.

June 26, 2008

Dear neighbors,

The planning and zoning division of Salt Lake City has asked me to stop work on the repair of my front porch until all permits have been submitted.

The main issues seem to be the new steps, and the deck surrounds which will be finished according to the plans submitted to the city.

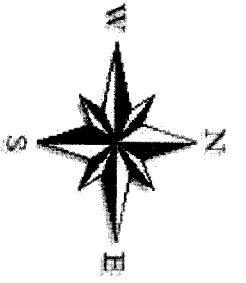
We need to submit a list of our neighbors, probably so they can ask you for your approval also.

To speed up the process we are requesting your approval for these changes and plans in advance.

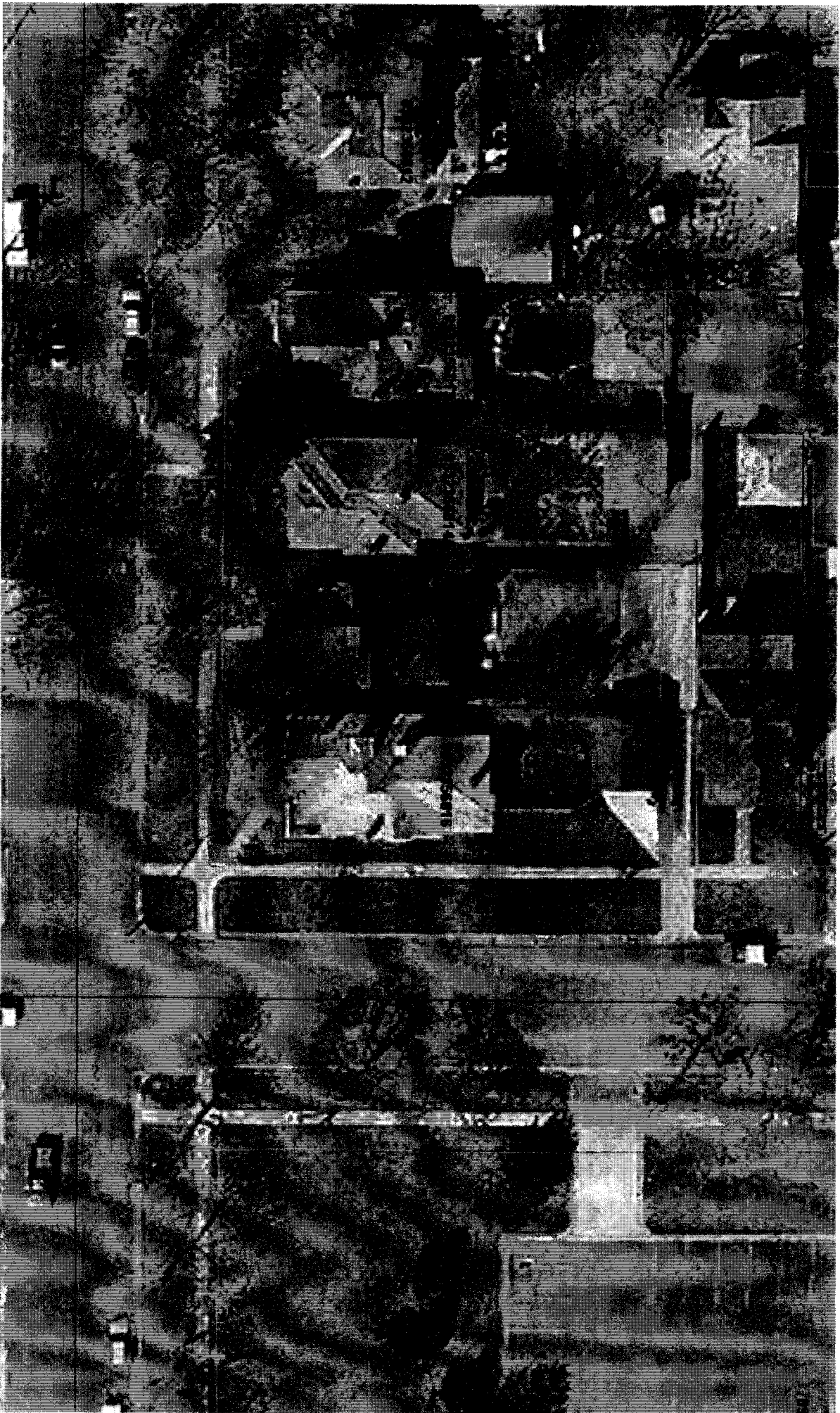
| <u>ADWELL #</u> | <u>Name</u>  | <u>Address</u>           | <u>Phone Number</u> | <u>Signature</u>     |
|-----------------|--------------|--------------------------|---------------------|----------------------|
| 932356015       | B. MAWASLEY  | 621 1 <sup>ST</sup> AVE  | 363-7258            | <i>B. Mawasley</i>   |
| 932356014       | G. MANVILLE  | 619 1 <sup>ST</sup> AVE  | 533-8482            | <i>G. Manville</i>   |
| 932356009       | R. FRAME     | 77 J ST.                 | 359-6246            | <i>Robert Frame</i>  |
| 932356013       | S. Mack      | 617 1 <sup>ST</sup> AVE  | 363-9848            | <i>Susan C. Mack</i> |
| 932356010       | D. McCarroll | 67 J St.                 | not home            |                      |
| 932356012       | M. Florshiem | 615 1 <sup>ST</sup> AVE  | not home            |                      |
| 932356013       | Susan Mack   | 617 1 <sup>ST</sup> AVE. | 363 9848            | <i>Susan Mack</i>    |

Thank you

Pieter and Janice Mensink  
623 First Ave  
Salt Lake City, UT 84103  
801.661.9776



Salt Lake City IGIS Map  
Print on: 6/6/2008



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# Utah State History

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## House at 623 First Avenue (Alex H. Tarbet)

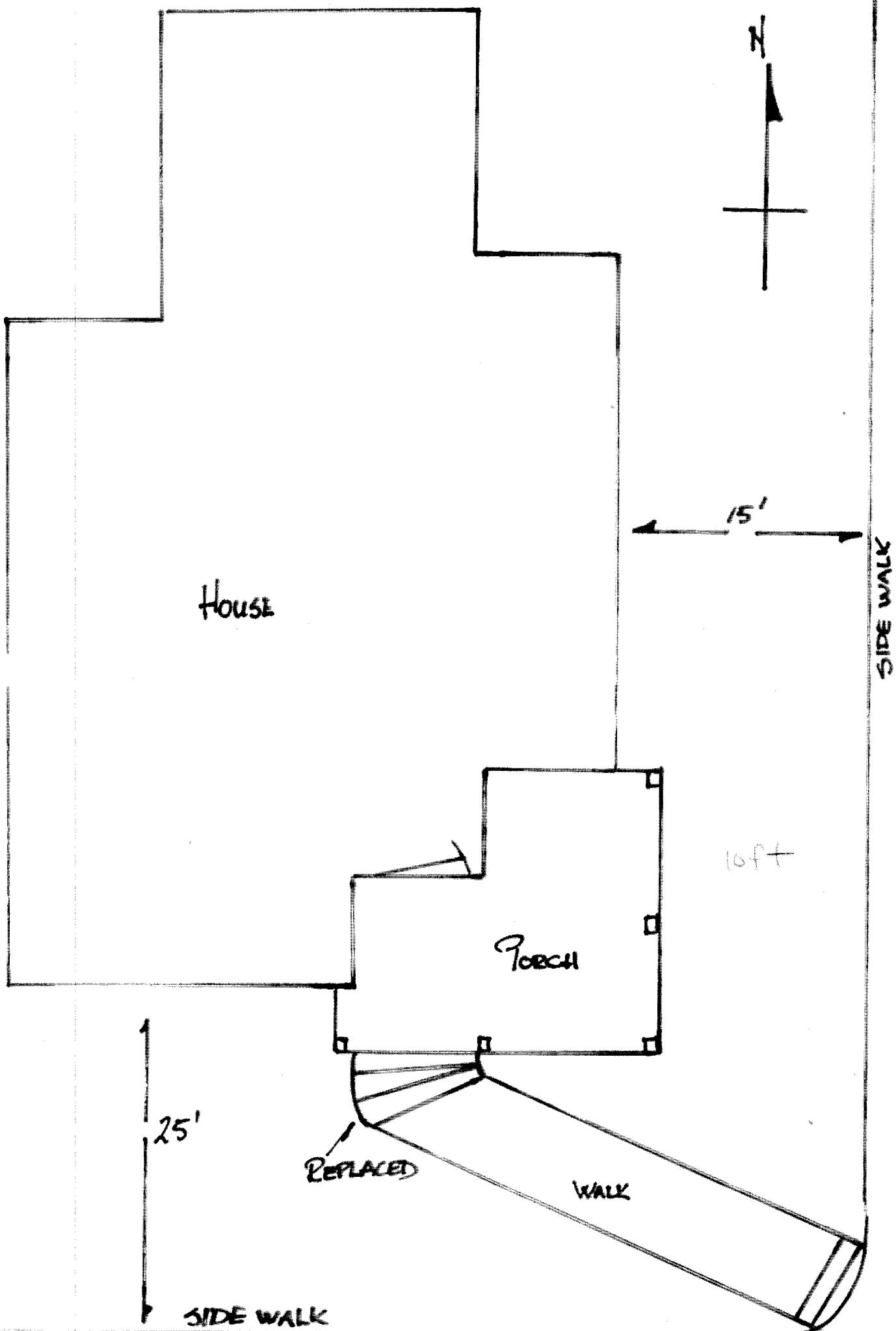


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|                           |   |
|---------------------------|---|
| <b>Title</b>              | House at 623 First Avenue (Alex H. Tarbet)  |
| <b>Collection</b>         | Mss C 275; Shipler Commercial Photographers Collection  |
| <b>Photo Number</b>       | Shipler #13535  |
| <b>Photographer</b>       | Shipler Commercial Photographers; Shipler, Harry  |
| <b>Publisher</b>          | Utah State Historical Society; Funded by a grant from the National Endowment for the Humanities |
| <b>Date of photograph</b> | 13 June 1912  |



PICTURE OF HOME TAKEN  
01-1980



HOUSE

15'

SIDE WALK

10ft+

PORCH

25'

REPLACED

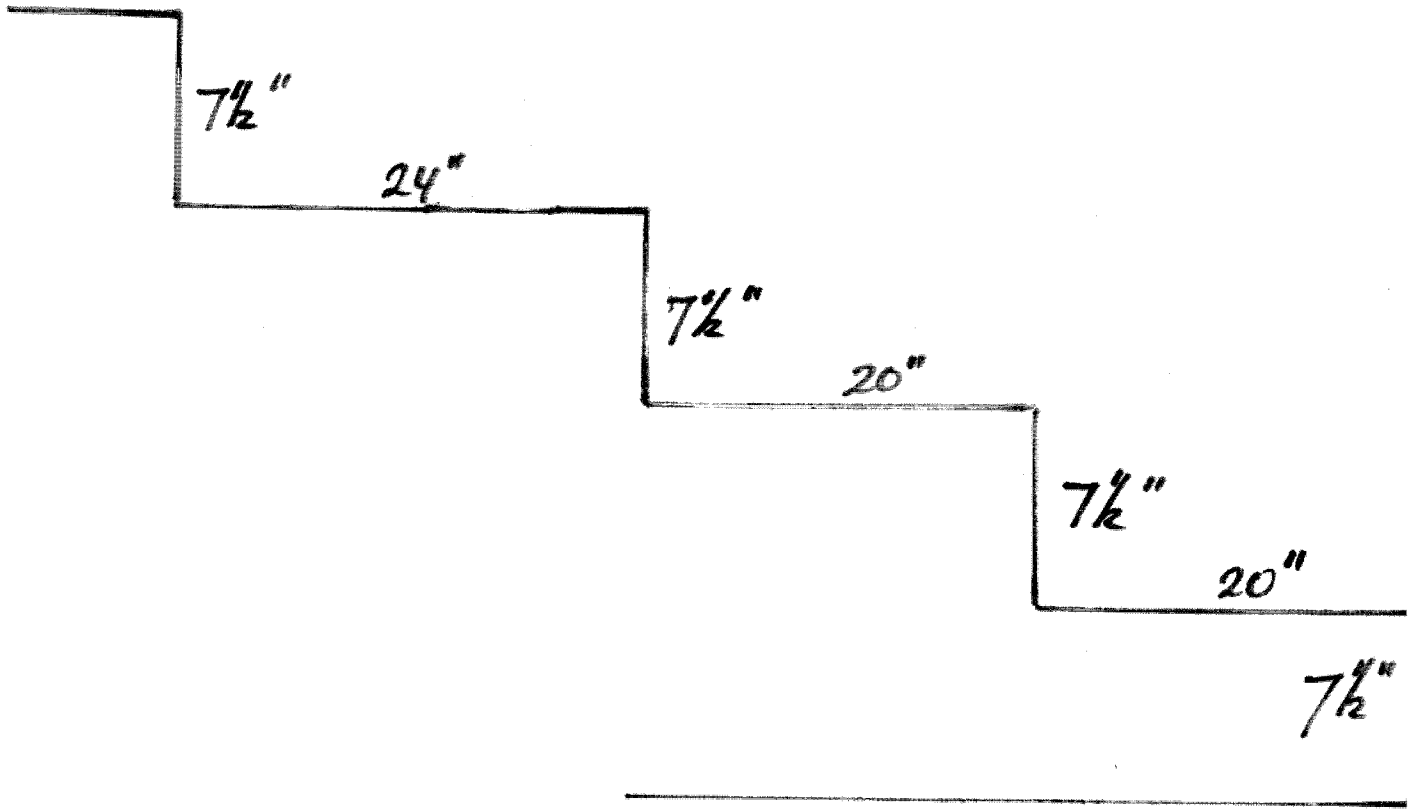
WALK

SIDE WALK



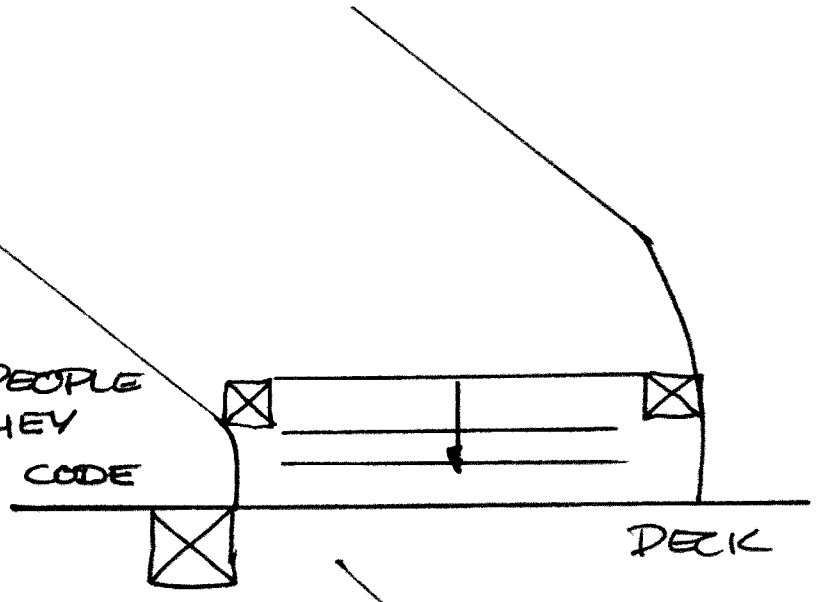
STAIR DETAIL  
AT CENTER  
OF  
STEPS

DECK

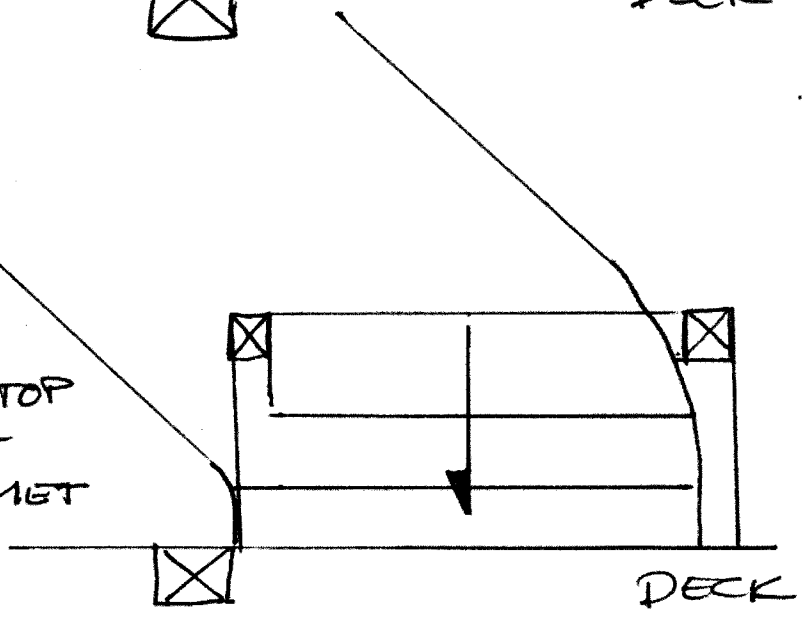




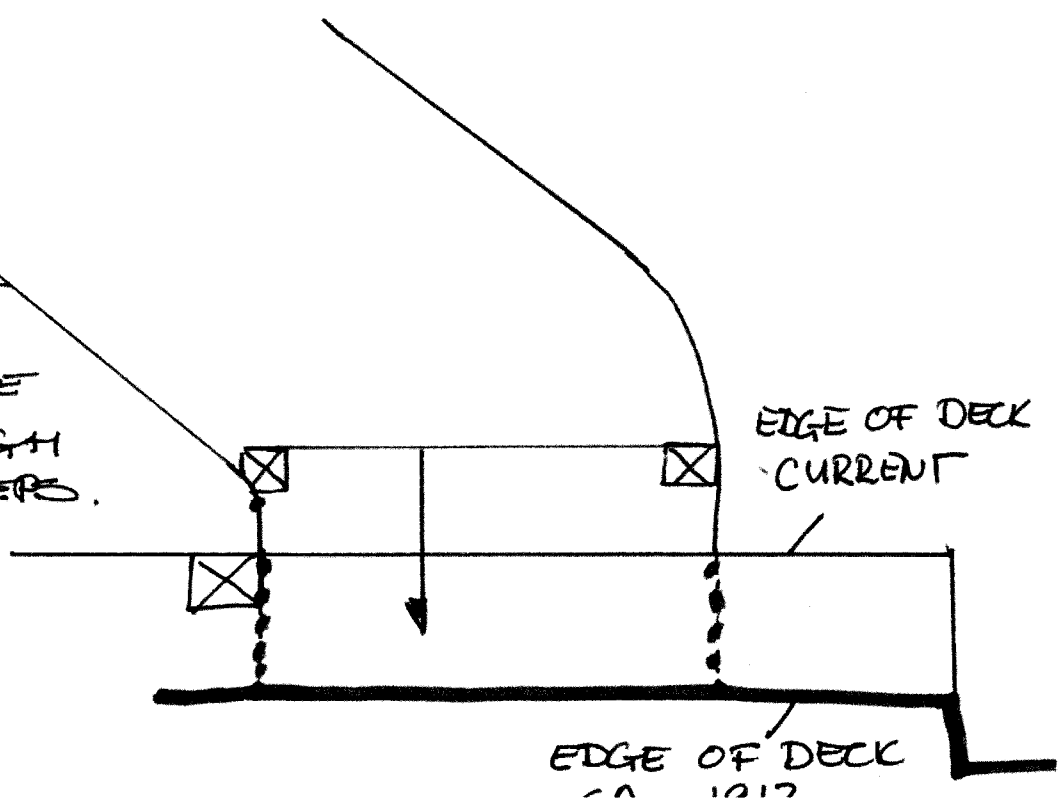
THE STEPS REMOVED WERE WAY TO STEEP AND VERY UNSAFE WE'VE HAD MULTIPLE PEOPLE FALL FROM THEM. THEY WERE LIKELY NOT TO CODE



IF WE WOULD HAVE EXTENDED THE STEPS IN SAME FASHION, ON TOP OF CURRENT PATH, IT WOULD NOT HAVE MET UP WITH PATH



THE PATH TO FRONT DOOR HAS NOT BEEN ALTERED IN OVER 100 YRS. THE DECK IN CA 192 WAS CLOSER TO THE HOUSE THUS LEAVING ENOUGH ROOM FOR SAFE STEPS.





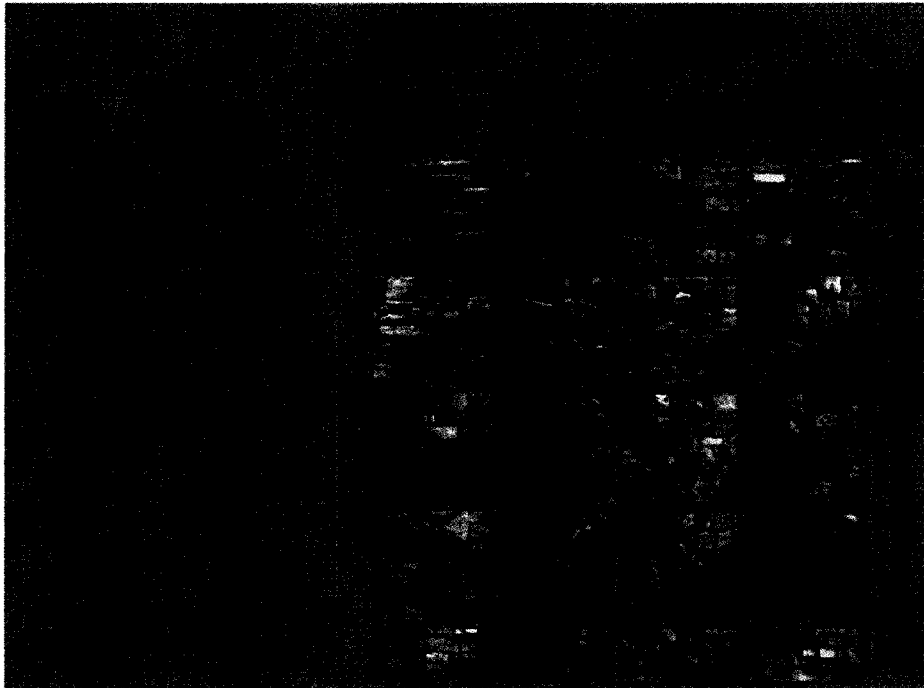




Will pave walkway and steps  
with red brick.



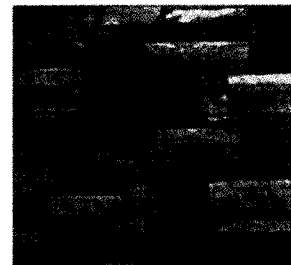
BOTTOM PART OF DECK WILL  
BE FINISHED WITH ZION SANDSTONE  
LEDGESTONE. THIS WILL GIVE IT A  
UNIFORM LOOK WITH CURRENT FOUNDATION.  
SIDE WALLS OF STEPS WILL BE FINISHED  
WITH THIS SAME STONE AS WELL.



*Click on one of the stone styles below to go directly to the photo gallery.*

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**CHIEF JOSEPH**



**Brown**

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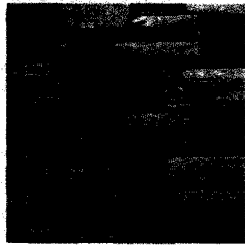
Enter Keyword



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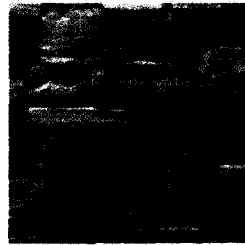
*Master Series* OUR MOST CLASSIC STYLES PROVIDE THE PERFECT LOOK



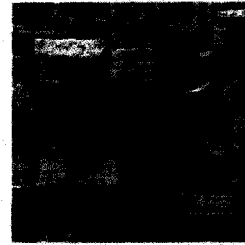
*Brown Chief Joseph*



*Cape Cod Chief Joseph*



*Grey Chief Joseph*



*Summit Chief Joseph*



*Timber Chief Joseph*



*Arenberg Cobble*



*French Cobble*



*Heritage Cobble*



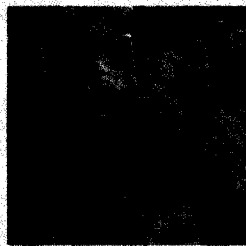
*Vertain Cobble*



*Grey Weber Split Fieldstone*



*Cape Cod Granite*



*Rockport Granite*



*St. Andrews Granite*



*Summit Granite*



*West Ridge Granite*



*Copper Ledgestone*



*English Block Ledgestone*



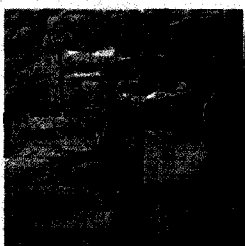
*Gold Idaho Ledgestone*



*Hazelwood Ledgestone*



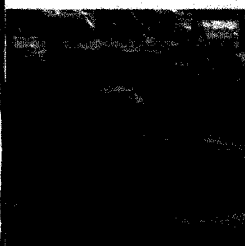
*Saddleback Ledgestone*



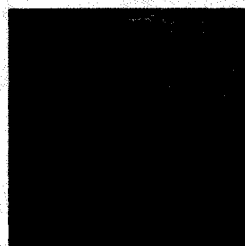
*Sage Ledgestone*



*Zion Sandstone Ledgestone*



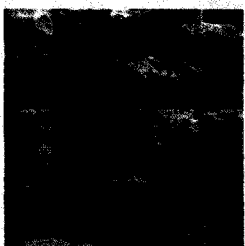
*Catalina Limestone*



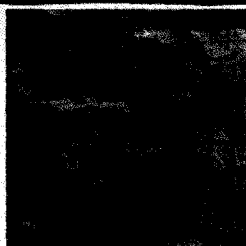
*Spanish Olive Limestone*



*Summerset Limestone*



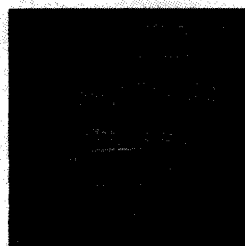
*Summit Limestone*



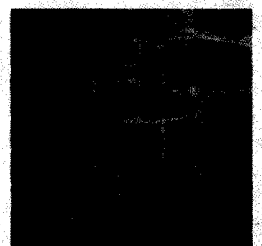
*Venetian Limestone*



*Arcadian Ridgestone*



*La Bella Ridgestone*



*Madeleine Ridgestone*

**PORCHES, continued...**

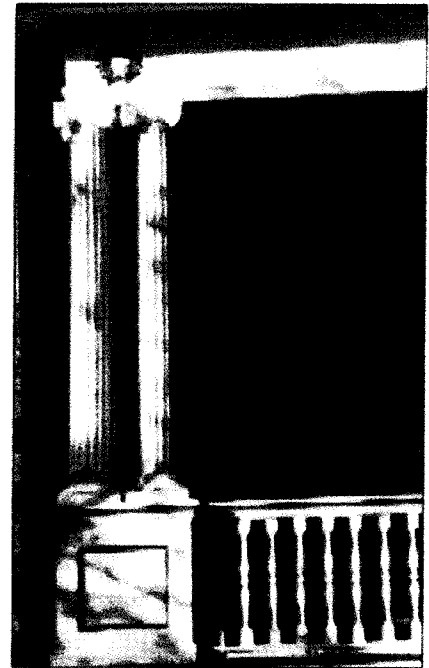
Many architectural styles and building types, such as the Victorian era style and the Craftsman style, developed with the porch as a prime feature of the front facade. Some porches even convey the design expression of the house, such as the Prairie style porch, which often echoes the horizontal orientation of the house. Because of their historical importance and prominence as character-defining features, porches should receive sensitive treatment during exterior rehabilitation and restoration work.

**Porch Features**

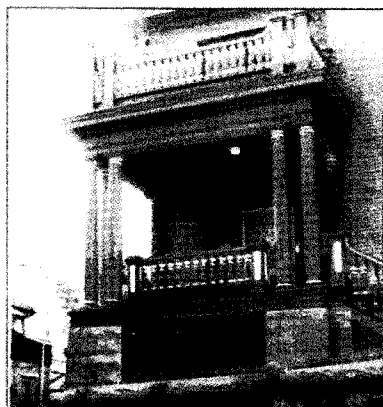
Porches vary as much as architectural styles. They differ in height, scale, location, materials and articulation. Porches may be simple one or two story structures. A porch may project or wrap and have elaborate details and finishes. Although they vary in character, most porches have a few elements in common:

- balustrades
- posts / columns
- architectural details
- hipped / shed roofs

These elements often correspond to the architectural style of the house and therefore the building's design character should be considered before any major rehabilitation or restoration work is done.



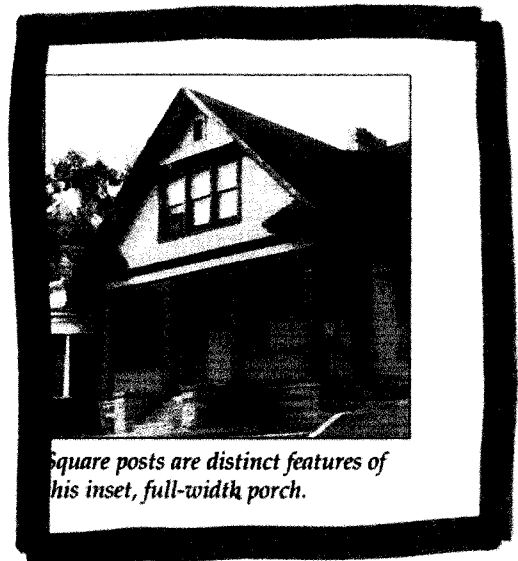
*Paired fluted columns support an architrave with dentil molding on this porch. These are distinct features that should be preserved.*



*This classical detail porch includes paired Doric columns.*



*Supports for bungalow porches often have a sloped or "battered" design, which is a key feature.*

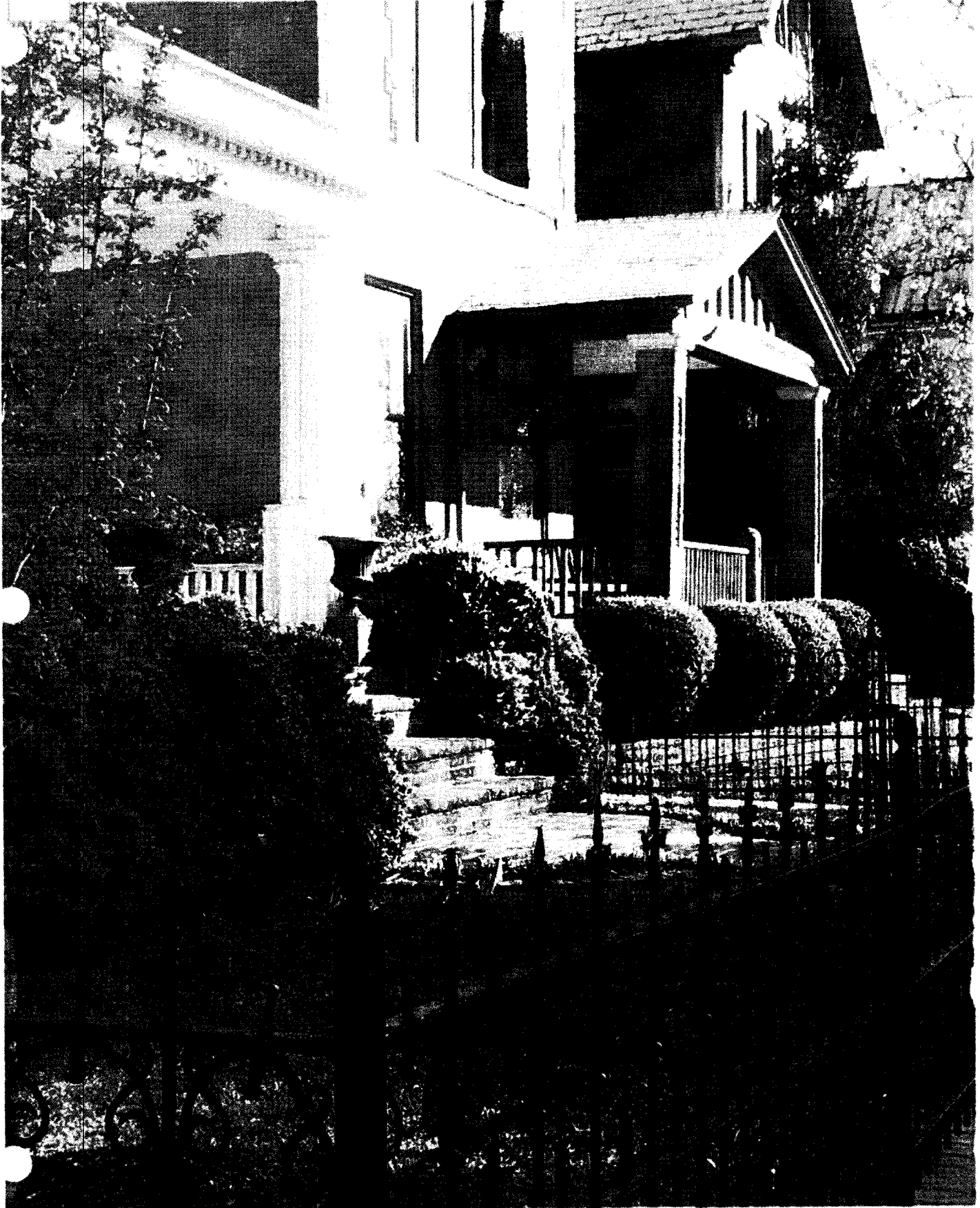


*Square posts are distinct features of this inset, full-width porch.*



(Example)

Portrait | CLARENCE BUIZARD'S BUILDING PROGRAM

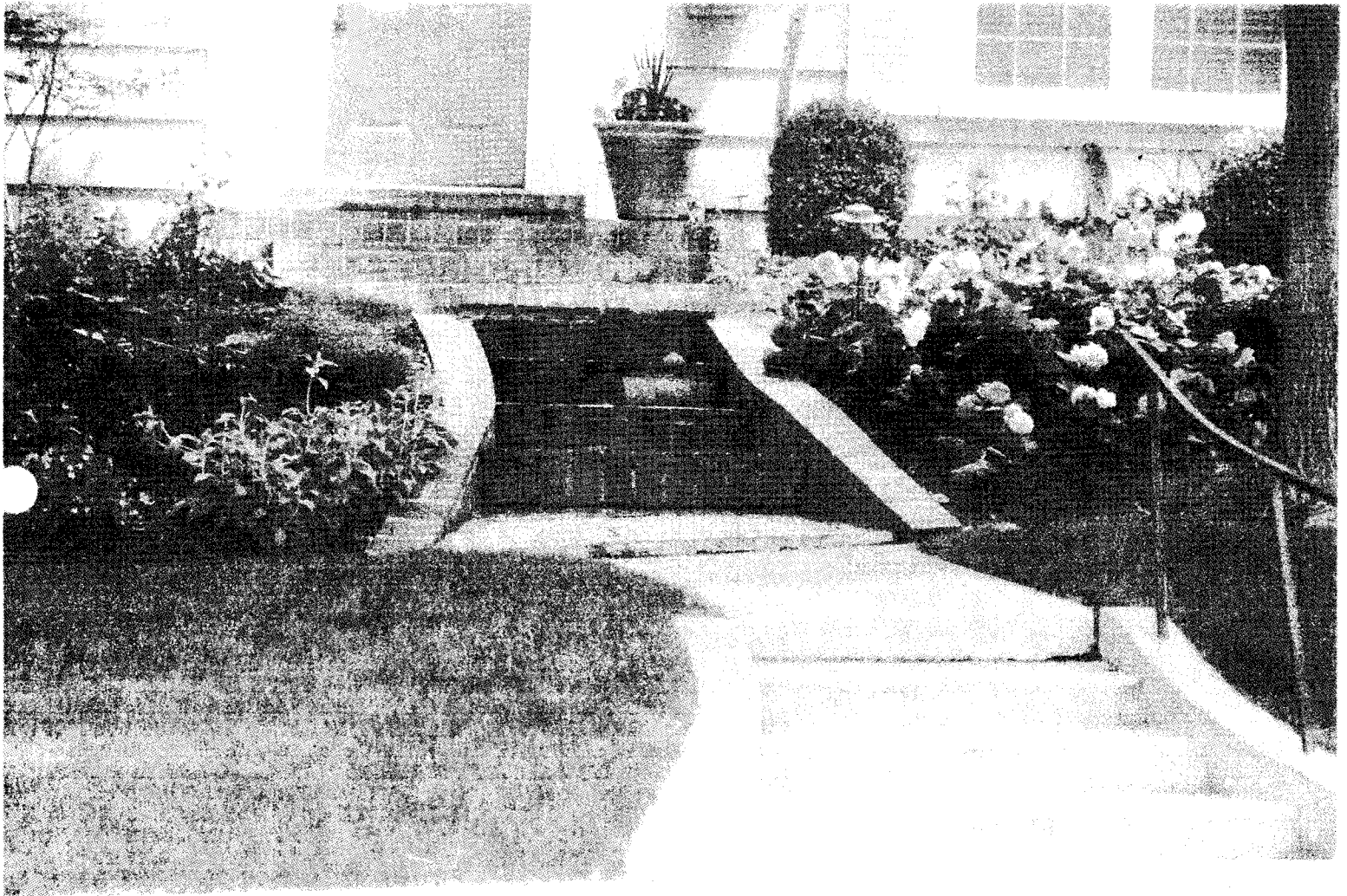


WE PLAN ON SURFACING CONCRETE STEPS  
WITH BRICK. ALSO WALK TO STEPS WILL  
BE RESURFACED WITH BRICK

(Example)

SAMPLES OF CURVED AND OR  
BRICKED STEPS.

ALL WERE TAKEN IN LOWER AVENUES.



(Example)  
of  
curved steps  
and  
stone sides



(Example of  
Stone siding)



# **Attachment B Documentation**

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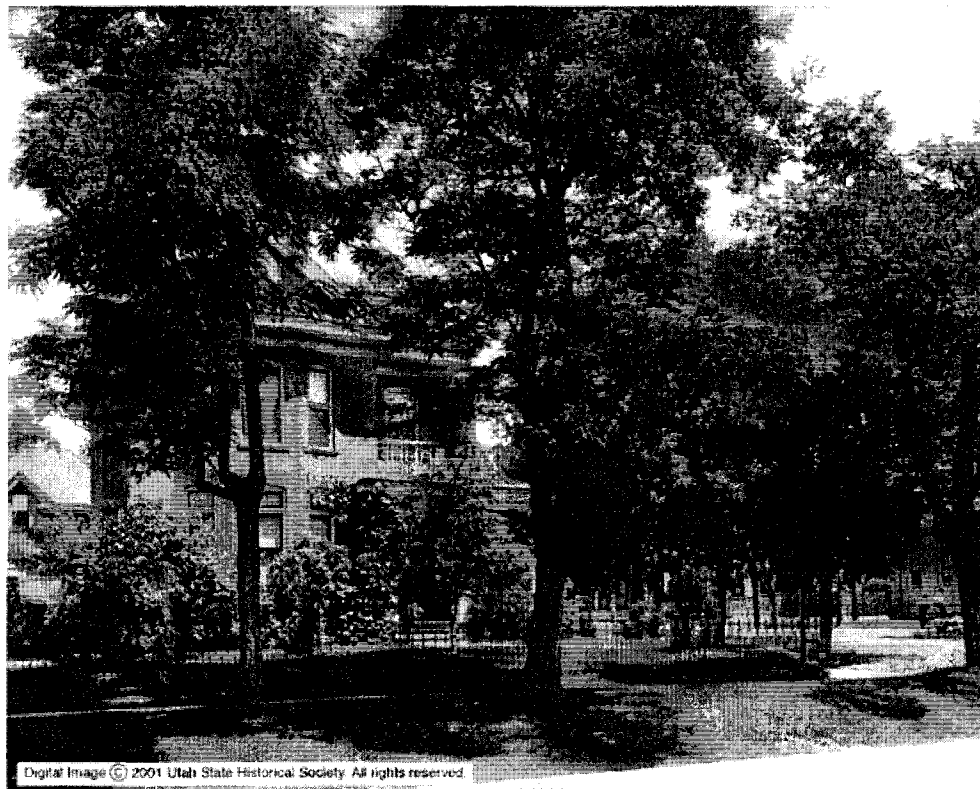
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House at 623 First Avenue (Alex H. Tarbet)



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|                                    |   |
|------------------------------------|---|
| <b>Title</b>                       | House at 623 First Avenue (Alex H. Tarbet)  |
| <b>Collection</b>                  | Mss C 275; Shipler Commercial Photographers Collection  |
| <b>Photo Number</b>                | Shipler # 13536   |
| <b>Photographer</b>                | Shipler Commercial Photographers; Shipler, Harry  |
| <b>Publisher</b>                   | Utah State Historical Society; Funded by a grant from the National Endowment for the Humanities |
| <b>Date of photograph</b>          | 13 June 1912  |
| <b>Subject</b>                     | Architecture, Domestic<br>Home<br>Housing<br>Tarbet, Alex H.                                    |
| <b>Person</b>                      | Tarbet, Alex H.   |
| <b>Geopolitical place</b>          | Utah; Salt Lake County; Salt Lake City  |
| <b>Historic address</b>            | 623 1st (First) Avenue  |
| <b>Description</b>                 | Image shows a general view of a home on First Avenue.   |
| <b>Rights Management</b>           | Digital Image © 2001 Utah State Historical Society. All Rights Reserved.                        |
| <b>Holding Institution</b>         | Utah State Historical Society   |
| <b>Relation</b>                    | Shipler Commercial Photographers, Series 1  |
| <b>Identifier</b>                  | 39222000651070  |
| <b>Source format</b>               | Glass Plate Negative  |
| <b>Source size</b>                 | 10 inches x 8 inches  |
| <b>Source physical description</b> | Good condition.   |
| <b>Source donors</b>               | Shipler, William H.   |
| <b>Source donation date</b>        | 1988  |
| <b>Type</b>                        | Image   |
| <b>Format Use</b>                  | Image/jpeg  |
| <b>Resolution</b>                  | TIFF: 800 ppi   |
| <b>Bit depth</b>                   | 8-bit grayscale   |
| <b>Dimensions</b>                  | JPEG: 700 x 556 pixels  |
| <b>Scanning device</b>             | Creo-Scitex Jazz+ Flatbed Scanner   |
| <b>Date.Digital</b>                | 2002-03-05  |
| <b>Scanned by</b>                  | Digital Technologies, Marriott Library, University of Utah                                      |
| <b>Metadata cataloger</b>          | Haley Q. Petersen   |
| <b>Collection Information</b>      | <a href="http://history.utah.gov/FindAids/C00275/">http://history.utah.gov/FindAids/C00275/</a> |

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### House at 623 First Avenue (Alex H. Tarbet)



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|                                    |  |
|------------------------------------|--|
| <b>Title</b>                       | House at 623 First Avenue (Alex H. Tarbet)   |
| <b>Collection</b>                  | Mss C 275; Shipler Commercial Photographers Collection   |
| <b>Photo Number</b>                | Shipler # 13535  |
| <b>Photographer</b>                | Shipler Commercial Photographers; Shipler, Harry   |
| <b>Publisher</b>                   | Utah State Historical Society; Funded by a grant from the National Endowment for the Humanities                        |
| <b>Date of photograph</b>          | 13 June 1912   |
| <b>Subject</b>                     | Utility poles<br>Cabling<br>Street lights<br>Lampposts<br>Architecture, Domestic<br>Home<br>Housing<br>Tarbet, Alex H. |
| <b>Person</b>                      | Tarbet, Alex H.  |
| <b>Geopolitical place</b>          | Utah; Salt Lake County; Salt Lake City   |
| <b>Historic address</b>            | 623 1st (First) Avenue   |
| <b>Description</b>                 | Image shows a general view of a home on First Avenue.  |
| <b>Rights Management</b>           | Digital Image © 2001 Utah State Historical Society. All Rights Reserved.   |
| <b>Holding Institution</b>         | Utah State Historical Society  |
| <b>Relation</b>                    | Shipler Commercial Photographers, Series 1   |
| <b>Identifier</b>                  | 39222000651062   |
| <b>Source format</b>               | Glass Plate Negative   |
| <b>Source size</b>                 | 10 inches x 8 inches   |
| <b>Source physical description</b> | Good condition.  |
| <b>Source donors</b>               | Shipler, William H.  |
| <b>Source donation date</b>        | 1988   |
| <b>Type</b>                        | Image  |
| <b>Format.Use</b>                  | image/jpeg   |
| <b>Resolution</b>                  | TIFF: 800 ppi  |
| <b>Bit depth</b>                   | 8-bit grayscale  |
| <b>Dimensions</b>                  | JPEG: 700 x 556 pixels   |
| <b>Scanning device</b>             | Creo-Scitex Jazz+ Flatbed Scanner  |
| <b>Date.Digital</b>                | 2002-03-05   |
| <b>Scanned by</b>                  | Digital Technologies, Marriott Library, University of Utah   |

01 2 2 3 5 4 010





2411 272



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

**1 IDENTIFICATION**

Street Address: 623 1st Avenue Plat:  G  Bl. Lot

Name of Structure: T. R. S.

Present Owner: UTM:

Owner Address: Tax #:

**2 AGE/CONDITION/USE**

Original Owner: John G. Anderson Jr. Construction Date: 1895 Demolition Date:

Original Use: single family

Present Use: Occupants:

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: 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.):

Polk, Salt Lake City Directory, 1900, 1901, 1925.  
Deseret News, April 23, 1931, p. B-6.  
 J. Cecil Alter, Early Utah Journalism. Salt Lake City: Utah State Historical Society, 1938, pp. 314-315.  
 Peter Goss, "The Prairie School Influence on Utah," The Prairie School Review, XIII, pp. 13-17.  
 Salt Lake City Building Permit, #3713, February 13, 1924; #1669, October 11, 1895.  
 Salt Lake County Plat Records.

Architect/Builder: Walter E. Ware / J. M. Anderson

Building Materials: brick

Building Type/Style:

Description of physical appearance &amp; significant architectural features:

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

The house has wood shingled gables with round attic windows. There is dentil molding under the eaves. Shallow curved bays project to the south and east. Note the curved, corbeled projection for the stairwell window on the east wall near the front of the house. The stair well window itself is of decorative glass. The house is light-brown brick with a sandstone foundation. The front porch at the southeast corner has been recently removed and the brick there is now painted brown.

--Thomas W. Hanchett



## 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 home is representative of the kind of house that was built in the Avenues during the late 19th Century when the area was in the process of evolving from its original homogeneity to the diversity that characterizes it today.

In 1895, John G. Anderson Jr. of J. G. Anderson Real Estate and Investment Co., built the five homes on this south east corner lot. Anderson built many houses on other parts of the Avenues as well. In 1896 Mr. Alexander H. Tarbet bought this property. Tarbet, a miner, is listed as resident here until his death in 1916.

In the early 1920's it was divided into a number of small apartments and has remained a multi-family residence since that time.

V. 13



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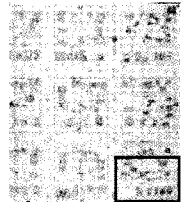
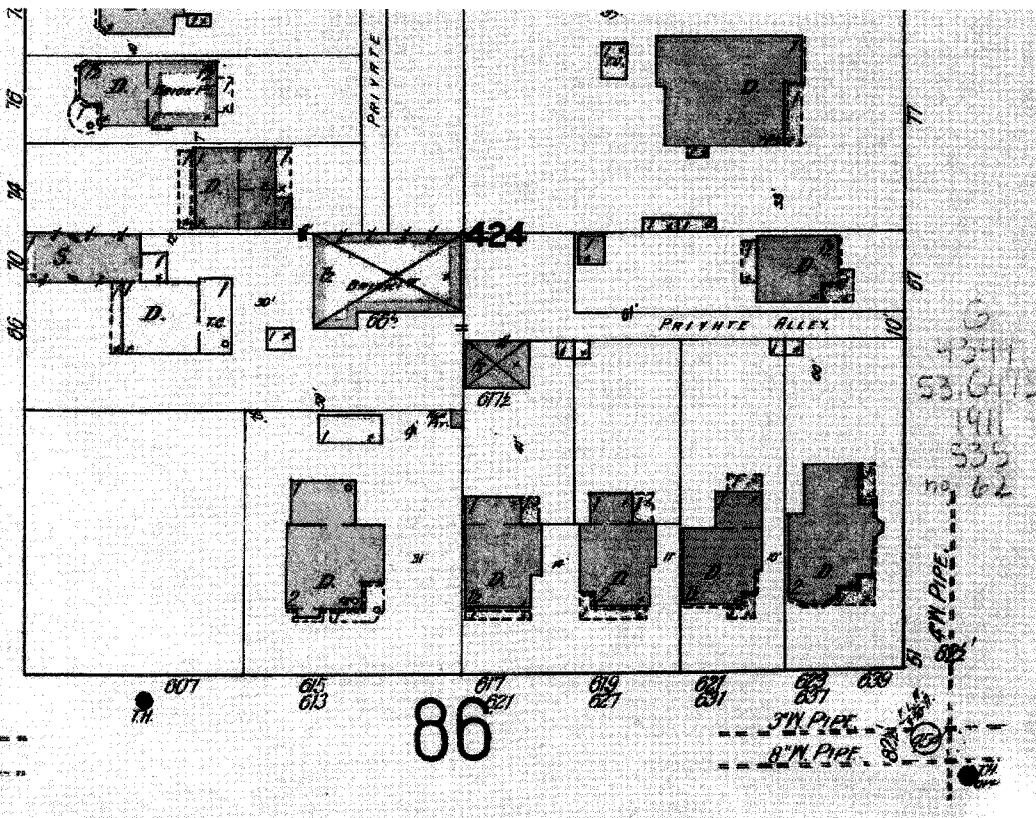
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Sheet 062



|                                |   |
|--------------------------------|---|
| <b>City</b>                    | Salt Lake City, Utah  |
| <b>Date.Original</b>           | 1911  |
| <b>Map Sheet Number</b>        | Sheet 062   |
| <b>Street Names</b>            | 4th Avenue; 3rd Avenue; 2nd Avenue; 1st Avenue; H St.; I St.; J St.   |
| <b>Business/building names</b> | Doris Apartments  |
| <b>Creator</b>                 | Sanborn D A   |
| <b>Subject</b>                 | Sanborn Fire Insurance Maps; maps; urban development; city planning   |
| <b>Publisher</b>               | J. Willard Marriott Library, University of Utah   |
| <b>Date.Digital</b>            | 3/23/2001   |
| <b>Type</b>                    | Image   |
| <b>Format.Use</b>              | image/jp2   |
| <b>Source.Physical</b>         | 54 cm x 64 cm   |
| <b>Identifier</b>              | G4344_S3_6475_1911_S35_V1_062.tif   |
| <b>Format.Creation</b>         | Leica S1 Pro scanning camera; Hasselblad CFI 50mm F/4 lens; f/11, Kaiser Softlite ProVision 6x55W fluorescent 5400K daylight, tif: 4000 x 4800 pixels, 36-bit color |
| <b>Language</b>                | en  |
| <b>Rights Management</b>       | Digital image copyright 2001, University of Utah. All rights reserved.  |
| <b>Website</b>                 | <a href="http://www.lib.utah.edu/digital/sanborn/">http://www.lib.utah.edu/digital/sanborn/</a>   |
| <b>Owning Institution</b>      | Western Americana Division, Special Collection, J. Willard Marriott Library, University of Utah. 295 S. 1500 East, Salt Lake City, UT 84112                         |
| <b>Scanning Technician</b>     | Kelly Taylor  |
| <b>Metadata Cataloger</b>      | Clifton Brooks/Kelly Taylor   |

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