

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Meck Residence Major Alterations 505 E Third Avenue PLNHLC2012-00384 December 6, 2012

Applicant: Kimble Shaw,
architect representing
Lena & Ron Meck,
owners

Staff: Janice Lew, 535-
7625
janice.lew@sclgov.com

Tax ID: 09-31-441-016

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

**Master Plan
Designation:**
Low Density Residential

Council District:
District 3 – Stan Penfold

**Greater Avenues
Community Council
Chair:**
Dave Van Langeveld

Lot Size: 0.21 acres

Current Use: residential

**Applicable Land Use
Regulations:**
21A.34.020
21A. 24.080
21A.40.050(B)2

Notification:
Notice mailed on
November 22, 2012
Agenda posted on the
Planning Division and
Utah Public Meeting
Notice websites
November 22, 2012

Request

This is a request by Kimble Shaw, representing the Mecks, for major alterations located at 505 E. Third Avenue in the Avenues Historic District. The historic home is considered a “significant contributing” building in the historic district. The request is to demolish an early addition to the existing “contributing” accessory structure and construct a new two-car garage addition.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff’s opinion that overall the project substantially complies with the standards that pertain to the application (1, 2, 3, 5, 8, 9, and 12) and conflicts with Standard 4. Standards 6, 7, 10 and 11 do not apply. Staff recommends approval with the following conditions:

1. Approval of the final details of the design shall be delegated to the Planning Staff based upon direction given during the hearing from the Historic Landmark Commission.
2. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission and/or Hearing Officer.
3. The Historic Landmark Commission allows a modification to the maximum garage square footage requirement as depicted in the attached application.
4. The approval will expire if a permit has not been taken out or an extension granted within 12 months from the date of the approval.
5. The applicant shall provide archival quality photographs necessary to record the accessory structure as it appears today.
6. The property owner shall make efforts to salvage or reuse any architectural features and building materials that will be removed.

Potential Motions:

Consistent with Staff Recommendation: Based upon the analysis, findings and conditions listed in this staff report, testimony and proposal presented, I move that the Commission allow partial demolition of the existing “contributing”

Attachment
Application
Documentation

accessory structure to construct a new two-car garage addition that exceeds the maximum square footage requirement in the zoning ordinance for a garage.

-or-

Not Consistent with Staff Recommendation – Deny partial demolition: Based on the testimony and proposal submitted, I move that the Commission deny the partial demolition of the accessory structure based on the findings that the project is not appropriate.

(Note that the Commission should make alternative findings and list which of following applicable standards the project does not meet.)

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.
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.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
4. Alterations or additions that have acquired historic significance in their own right shall be retained and 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.
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.
12. Additional design standards adopted by the historic landmark commission and city council.

VICINITY MAP



Background

Project Description

The Historic Site Form prepared for this property in 1977 indicates that the primary building was designed by the prominent Utah architect Walter Ware. Ware arrived in Salt Lake City in 1889 and began one of the region's first architectural firms (Ware & Treganza) with Alberto O. Treganza as partner. Together they designed many residences, civic buildings, churches and Carnegie libraries throughout Utah, Nevada and Wyoming until 1926, when the partnership ended.

Built for John Tierman, the house is a fine example of Victorian architecture with Colonial Revival detailing. This high-style building is characterized by an asymmetrical composition, a variety of surface textures and materials, a decorative front porch supported by paired fluted Ionic columns, a front dormer with a swan's neck pediment, three corbelled chimneys,

and a dentiled frieze that runs around the house. The building was built in 1899 and is rated "A" significant due to its historic period, architect, style and historic integrity.

The applicant proposes to demolish a portion of an existing "contributing" accessory structure to construct a 2-car garage. The eastern rectangular portion of the accessory structure may be original as it appears on the 1911 Sanborn Map. The western portion appears to be an early addition to the building. The architect claims that the addition is in poor condition, too small to be usable for a two-car garage and structurally unsound (see Attachment A). In addition, the structure is at a higher elevation than the home creating a drainage problem between the buildings. The Historic Landmark Commission considered this petition on September 6, 2012 and made a decision to deny the request to demolish the entire building.



The proposed two-car addition would face west and be accessible from 'G' Street. The building coverage of all accessory buildings on the property would be approximately 645 square feet comprised of the existing building with a 165 square foot footprint and a 480 square foot addition. The gable roof of the addition would rise approximately 12 feet from existing grade. The proposed wall material would be a fiber cement lap siding with fiber cement trim, fascia and soffit. Salvaged brick will be used on the front façade. The proposed design also includes architectural grade asphalt roofing material, a carriage style metal clad garage door and a solid wood door.

Public Comments

Notice of the meeting was sent to property owners within 300 feet, Community Council chairs, and other groups and individuals whose names are on the Planning Division's List serve. Notice was also posted on the property and City and State websites. No public comment regarding this application has been received.

Project Review

Analysis and Findings

Zoning Considerations

The subject property is located in the Avenues Historic District, which was locally designated as a historic district in March of 1978. The base zoning of the property is SR-1A, Special Development Pattern Residential, the purpose of which is “to maintain the unique character of older, predominantly single-family neighborhoods that display a variety of yards, lot sizes and bulk characteristics.” The zone allows single-family and twin homes as permitted uses. The development requirements for accessory structures and their compliance with the zoning ordinance are listed below.

Requirement	Standard	Proposed	Existing	Meet?
Lot area	5,000 square feet		9,375square feet	Yes
Maximum height of a roof Peak/ridge	14'	12'		Yes
Maximum exterior wall height	9'	9'		Yes
Maximum footprint	600 square feet	645 square feet		No Requesting Special Exception
Primary accessory building	480 square feet	480 square feet		Yes
Attached secondary accessory building	120 square feet		165 square feet	No
Side yard setback	1' from property line and 10' from closet adjacent principal structure	1' from side property line and the closet principal structure is at least 10 feet away		Yes/Yes
Rear yard setback	1'	1'		Yes
Surface coverage of all buildings	40% of the lot area	20%		Yes
Building coverage	< 50% of footprint of the principal structure	49%		Yes
Yard coverage	50% of the rear yard area	38%		Yes

The proposed alterations exceed the underlying zoning regulations, as adopted by the Compatible Residential Infill Development Ordinance, relating to garage square footage. The

Commission can allow the increased square footage if it finds that the project meets the provisions of Section 21A.52.060, and the applicant is requesting this modification by the Commission. The standards are as follows:

Standard A. Compliance With Ordinance And District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.

Analysis: The accessory structure is incidental and subordinate to the principal residential building on the lot and consistent with the general and specific purposes of the zoning ordinance.

Standard B. No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.

Analysis: No evidence has been presented to the City that approval of the addition square footage) will substantially diminish or impair the value of the property within the neighborhood in which it is located. In fact, the property value may increase as a result of the improvements.

Standard C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.

Analysis: Whereas the proposed use is residential in nature, staff is of the opinion that the garage addition will not have a material adverse effect upon the character of the area. With regard to public health, safety, and general welfare, the proposed project will be regulated and inspected by the City through the building permitting process to ensure protection of the public health, safety, and general welfare.

Standard D. Compatible with Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.

Analysis: The proposed addition would serve as a private accessory function to the residential use which is consistent with the purpose statement of the SR-1A Zoning District. Staff is of the opinion that as long as the applicant obtains the appropriate City approvals and permits, the use would be compatible with the development of neighboring property and in accordance with residential zoning district regulations and the H historic preservation overlay district.

Standard E. No Destruction of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.

Analysis: The subject property has been identified as a contributing building in the Avenues Historic District. The Historic Landmark Commission seeks to “protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance.” Although the proposed project would replace an earlier addition, some exterior alterations to historic buildings are generally needed to maintain their continued use. Staff is of the opinion that the addition is a sympathetic and compatible addition that would fit into the context of the neighborhood and retain the original portion (summer kitchen) of the building.

Standard F. No Material Pollution of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.

Analysis: No potential pollution of air, water, soil, or noise is evident by the request.

Standard G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to Section 21A.52.100 of this Chapter.

Analysis: There are no other standards that apply to a special exception request of this nature.

Finding: The proposed project meets the minimum requirements of this zoning district with the exception of garage square footage. The zoning ordinance, in Section 21.06 allows the Historic Landmark Commission the ability to grant special exceptions to garage square footage requirements for properties within the H historic preservation overlay district. The proposed special exception is appropriate in the location proposed based upon consideration of the general standards set forth above.

21A.34.020 H Historic Preservation Overlay District:

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:

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 for Standard 1: No changes are proposed in the use of the building for residential purposes.

Finding for Standard 1: The project is consistent with this standard.

Standards 2 and 5

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;

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

Applicable Preservation Principles, Policy and Design Guidelines for Standards 2 and 5

General Preservation Principles

Protect and maintain significant features and stylistic elements.

Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes the maintenance of historic materials through treatments such as rust removal, caulking, limited paint removal and re-application of paint.

Preserve any existing original site features or original building materials and features.

Preserve original site features such as grading, rock walls, etc. Avoid removing or altering original material and features. Preserve original doors, window, porches, and other architectural features.

Repair deteriorated historic features and replace only those elements that cannot be repaired.

Upgrade existing materials, using recognized preservation methods whenever possible. If disassembly is necessary for repair or restoration, use methods that minimize damage to original materials and replace the original configuration.

Policy

Historic accessory structures should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or executing an adaptive use so that the accessory structure provides new functions.

Background

Accessory structures include garages, carriage houses or sheds. Traditionally these structures were important elements of a residential site. Because secondary structures help interpret how an entire site was used historically, their preservation is strongly encouraged.

9.1 Preserve a historic accessory building when feasible. When treating a historic accessory building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details. Avoid moving a historic secondary structure from its original locations.

Analysis for Standards 2 and 5: The site design of a historic property is an essential part of its historic character. This design includes the streetscape in which the site is set, the planting strip along the street, setbacks, drives, walkways, retaining walls, fences, the way a building sits on its lot in relation to other buildings and the street, and other landscaping elements. While many of the historic buildings in the districts may have lost some of these characteristics over time, certain common characteristics remain which help to define the character of these historic areas and the buildings within them. Existing accessory structures can play an important role in the overall history of a property. In particular outbuildings may have a dramatic effect on the architectural character of a property and contribute to the story of how it was used over time. Importantly, these features provide a context for and enhance the historic built environment.

In this case, replacing the early addition may be a viable alternative to maintain the continued use of the original portion of the building. A new addition may be appropriate if the design of the new addition is compatible with the character of the original accessory structure, principal building and neighborhood.

Finding for Standards 2 and 5:

The remaining historic building would be substantially smaller than the new addition. Staff, however, is of the opinion that the proposed project is a sympathetic and compatible addition that would fit into the context of the neighborhood. The applicant is proposing to retain the original building and its character-defining elements will be maintained. The proposed project generally meets the intent of Standards 2 and 5.

Standards 3, 8 and 9

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;
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.
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;

Applicable Preservation Principles, Policy and Design Guidelines for Standards 3, 8 and 9

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.

Analysis for Standard 3, 8 and 9: Placing the new addition behind the west wall of the principal building, where it will not significantly affect the building's streetscape appearance minimizes the visual impact on the principal building and allows its character defining features to remain prominent. This massing and the contemporary construction of the addition provide a clear differentiation from the historic portions of the property.

Finding for Standards 3, 8 and 9: The new addition would be distinguishable from the original in style, massing and material, will be recognizable as a product of its own time, and is generally consistent with the intent of Standards 3, 8 and 9.

Standard 4

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

Analysis for Standard 4: As discussed above, this accessory building may have originally been constructed as a single-cell outbuilding, possibly a summer kitchen, using materials similar to those on the house. The Sanborn Maps show that the structure's footprint has changed since 1911. However, based on an examination of the building materials, the shed addition with repeating bays may have been an early addition to accommodate an automobile. As such, this type of alteration has acquired historic significance in its own right.

Such early additions, however, were often tacked onto a building and poorly constructed, lacked adequate foundations and would require significant work to structurally stabilize and meet the needs of current property owners. As mentioned above, some exterior alterations to historic buildings are generally needed to assure their continued use, staff is of the opinion that these needs cannot be met by restoring the secondary space located to west side of this building. Replacing the early addition is thus a viable alternative to retain the continued use of the original summer kitchen.

Finding for Standard 4: The proposal conflicts with the objects of Standard 4 since changes to the historic accessory structure that have acquired significance will be lost. The proposed project, however, will retain the existing original building.

Standard 6

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 and Finding for Standard 6: This proposal does not include the repair of deteriorated architectural features. Therefore, Standard 6 is not applicable.

Standard 7

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 and Finding for Standard 7: No chemical or physical treatments are proposed as part of this request. This standard is not applicable.

Standards 10

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 and Finding for Standard 10: No prohibited building materials are proposed in this case. This standard is not applicable.

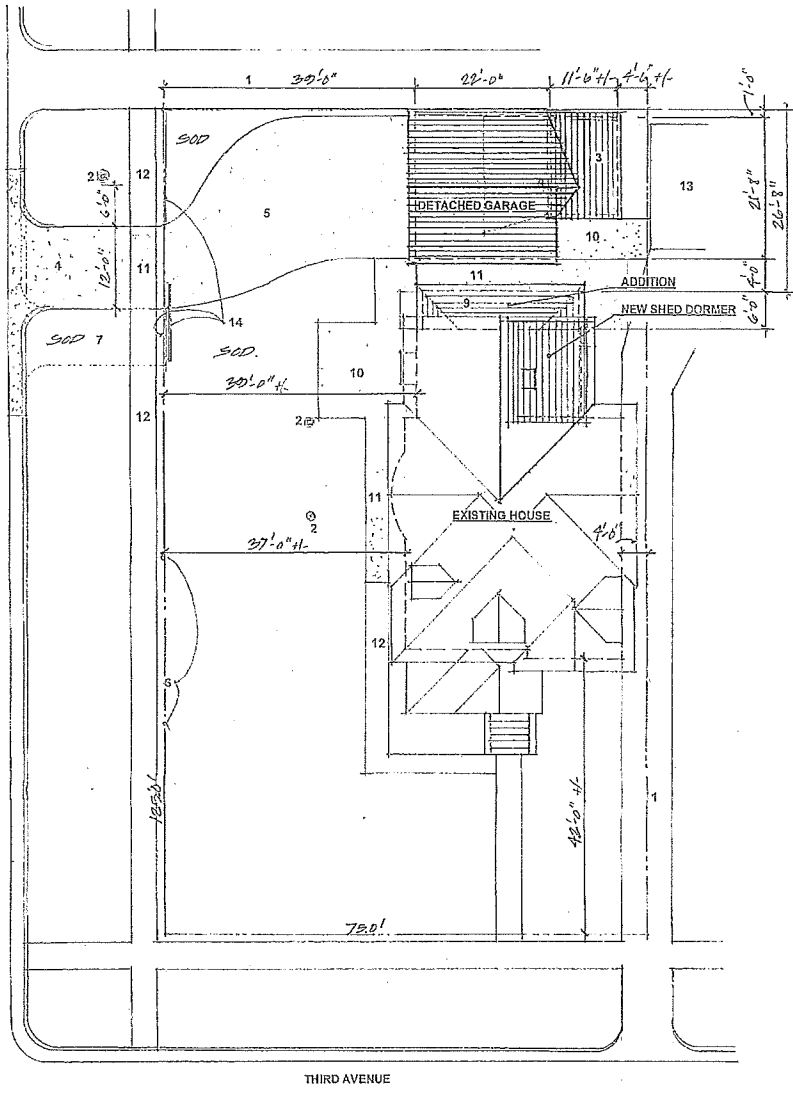
11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in Part IV, Chapter 21A.46, Signs;

Analysis and Finding for Standard 11: Signage is not a component of this project. This standard does not apply to the proposed project.

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

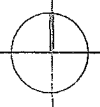
Analysis and Finding for Standard 12: The Historic Landmark Commission's *Design Guidelines for Residential Historic Districts in Salt Lake City* is applicable in this case, with pertinent preservation principles, policy and character and design objects identified above.

Attachment A
Application



LOT SIZE: 9375 SF
 40% COVERAGE
 ALLOWED: 3750 SF
 REAR YARD: 1664SF
 (28 X 64)
 50% COVERAGE
 ALLOWED: 832 SF
 EXISTING HOUSE
 FOOTPRINT: 1260 SF
 PROPOSED HOUSE
 FOOTPRINT: 1320 SF
 NEW GARAGE: 460 SF
 EXISTING SHED: 165 SF
 TOTAL COVERAGE: 645 SF

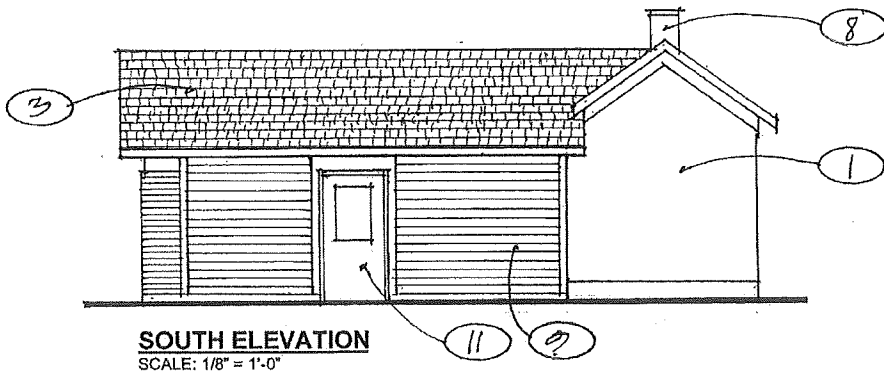
SITE PLAN
 SCALE: 1/16" = 1'-0"



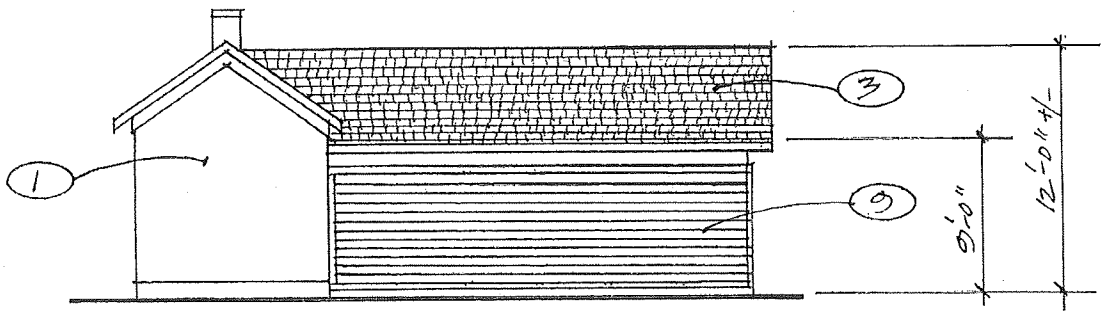
MECK RESIDENCE
 ADDITION-REMODEL & DETACHED GARAGE
 505 EAST THIRD AVENUE/SLC/UTAH 84103
 NOVEMBER 1, 2012


 KIMBLE SHAW LLC ARCHITECTURE-INTERIORS
 1221 E. 4000 SOUTH LARSEN AVENUE SUITE 100 SALT LAKE CITY, UT 84119
 TEL: 801-487-1111 FAX: 801-487-1112
 WWW.KIMBLESHAW.COM

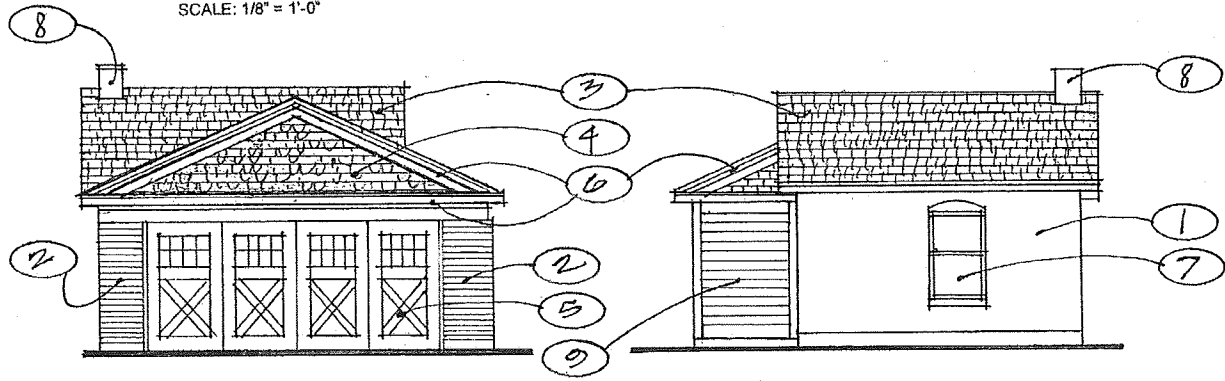
- LEGEND**
- 1 EXISTING DRIVEWAY TO REMAIN
 - 2 EXISTING TREE TO REMAIN
 - 3 EXISTING SHED TO REMAIN
 - 4 NEW APRON & CURB-CUT
 - 5 NEW CONCRETE DRIVEWAY
 - 6 EXISTING FENCE TO REMAIN
 - 7 REMOVE EXISTING APRON & DRIVEWAY
 - 8 REMOVE EXISTING DETACHED GARAGE
 - 9 REMOVE EXISTING LOW-ROOF REAR AREA
 - 10 NEW CONCRETE TERRACE
 - 11 NEW CONCRETE SIDEWALK
 - 12 EXISTING SIDEWALK TO REMAIN
 - 13 EXISTING NEIGHBOR'S GARAGE
 - 14 NEW FENCE & GATE TO MATCH EXISTING



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

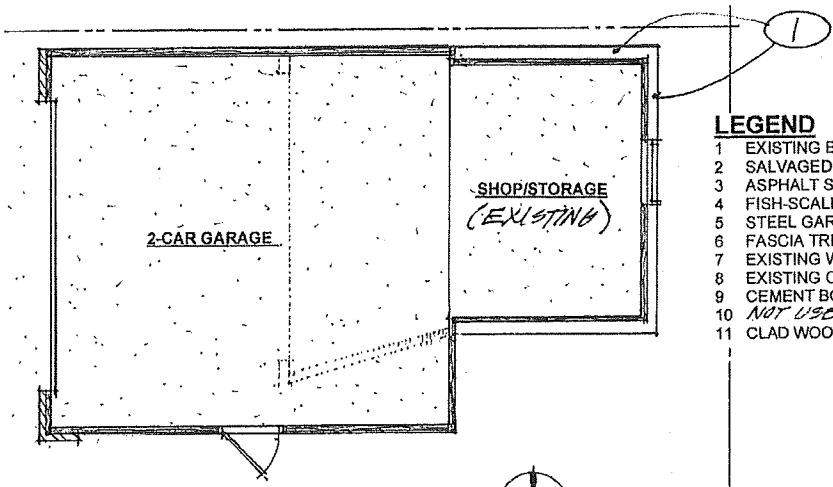


NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"



FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- 1 EXISTING BRICK TO REMAIN
- 2 SALVAGED BRICK
- 3 ASPHALT SHINGLES
- 4 FISH-SCALE CEDAR SHINGLES
- 5 STEEL GARAGE DOOR
- 6 FASCIA TRIMS TO MATCH HOUSE
- 7 EXISTING WINDOW TO REMAIN
- 8 EXISTING CHIMNEY TO REMAIN
- 9 CEMENT BOARD LAP SIDING
- 10 NOT USED.
- 11 CLAD WOOD DOOR

MECK RESIDENCE
DETACHED GARAGE
505 EAST THIRD AVENUE/ SLC/ UTAH 84103
NOVEMBER 1, 2012

KIMBLE SHAW
KIMBLE SHAW LLC ARCHITECTURE INTERIORS
127 2ND AVENUE SALT LAKE CITY UTAH 84103 801 971 5318
KIMBLESHAW@GMAIL.COM

MECK RESIDENCE
505 3RD AVENUE
GARAGE DEMOLITION

It is the desire of the current property owners to build a detached 2-car garage with work shop and storage space in their rear yard. A roughly 11' x 15' work shed already exists in the rear yard and might have been original to the house. It's obvious that this shed was later added on to with an angled-wall and garage door in an attempt to accommodate an automobile. However, this existing garage— even if completely over-hauled—could barely house only one car with a small amount of storage/work space left over. Furthermore, the costs to rehabilitate the existing garage would far exceed the benefits.

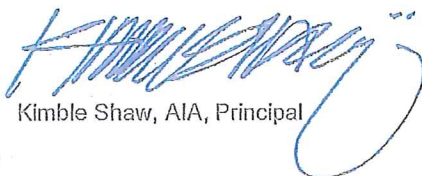
For example, the existing garage doors are in-operable and actually help to support the roof in their closed position. We assume that if the doors are either opened or removed, the roof over the add-on would likely collapse. Furthermore, the entire west wall of the original work shed was demolished to accommodate the addition, and in so-doing the north masonry bearing wall buckled under the new loads. Water drains into—instead of away from— the garage building and has eroded the foundation and the slab, and there is substantial mold in whatever areas of concrete slab remain. Additionally, both the stacked stone foundation and the masonry bearing walls are soft, crumbling, and deteriorating, especially on the interior face of the walls.

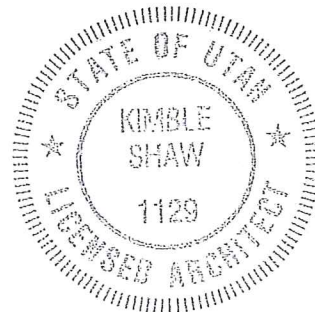
To make the existing garage sound, new footings would have to be placed around the entire perimeter of the building by digging under the existing stone foundation and placing new footings; this work needs to be done in maximum 4'-0" increments so as not to undermine the stability of the walls. Then new 2 x 4 wood stud bearing walls would be built at the inside face of the existing brick walls, sheathed in plywood, anchored to the new foundation, and attached to the brick as the new structural frame. Finally roof framing would be repaired, replaced, or augmented as required, connections made to the new stud walls, and the roof sheathed in new plywood. Needless to say, this type of work is labor intensive and costly, and, again, the end result would yield only a one-car garage—thus, falling far short of benefits to costs.

If the existing accessory building remains on the lot, it would not be possible to build a usable 2-car garage, since an accessory structure would already exist and there would be no build-able area available in the rear yard. Therefore, after such analysis on how to best achieve their goals, it is my recommendation—and it is the clear choice of the owners— to demolish the existing garage and build a new, 2-car, detached garage with work shop & storage according to current codes.

Finally, if the owners do not demolish the existing garage to build new and simply leave the existing structure in its present condition, the deterioration will inevitably continue and it is my professional opinion that in due time the stacked stone foundation will weaken enough that— combined with a heavy snow load, the removal of the existing west wall and weakened walls and framing— the existing accessory building will simply collapse.

Kimble Shaw LLC Architecture/Interiors


Kimble Shaw, AIA, Principal



Attachment B
Documentation

Researcher: Jessie Embry
Date: February 26, 1978

Site No. _____

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

IDENTIFICATION 1

Street Address: 505 3rd Avenue Plat D Bl.50 Lot 2
Name of Structure: T. R. S.
Present Owner: Nelson, Mildred L. UTM:
Owner Address: Tax #: 4-706

AGE/CONDITION/USE 2

Original Owner: John R. Tierman Construction Date: 1899 Demolition Date:

Original Use: single family

Present Use:

- Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial

Occupants:

Building Condition:

- Excellent Site
 Good Ruins
 Deteriorated

Integrity:

- Unaltered
 Minor Alterations
 Major Alterations

STATUS 3

Preliminary Evaluation:

- Significant
 Contributory
 Not Contributory
 Intrusion

Final Register Status:

- National Landmark District
 National Register Multi-Resource
 State Register Thematic

DOCUMENTATION 4

Photography:

Date of Slides: 5/77
Views: Front Side Rear Other

Date of Photographs:
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, 1899-1924.
Salt Lake City Building Permit, September 28, 1899, #3896.
"Cady Putman," Deseret News, February 12, 1940, p. 6.
Salt Lake County Records.
"Frank B. Scott," History of the Bench and Bar, Salt Lake City, Utah: Interstate Press Association Publishers, 1913, p. 196.
"Walker E. Ware," Salt Lake Tribune, April 22, 1951, USHS Biographical File.

Architect/Builder: Walter E. Ware/S. L. Building Co.

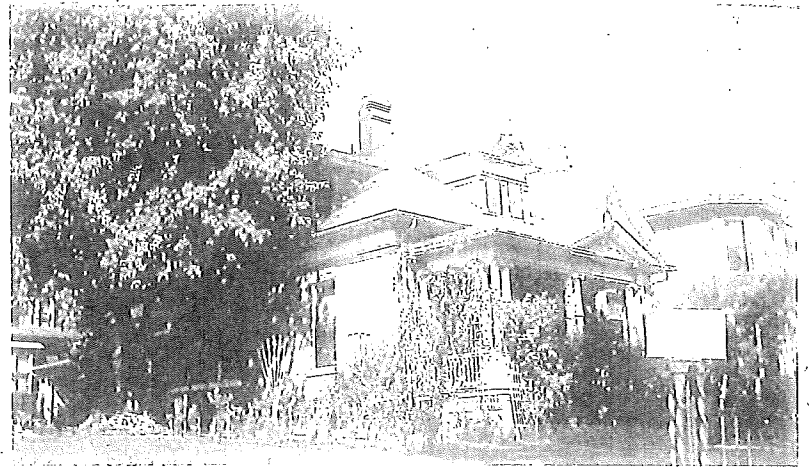
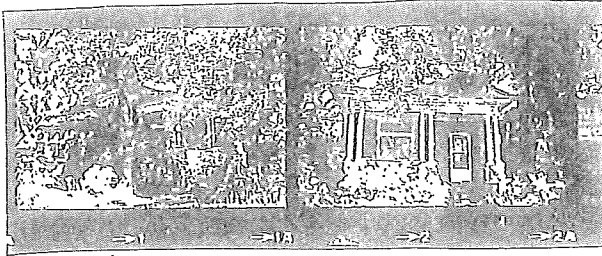
Building Materials: brick

Building Type/Style: Victorian eclectic

Description of physical appearance & significant architectural features:

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

This is a one-and-one-half-story Victorian home with elaborate Colonial Revival details. It has a red-tiled main hip roof, a hip-roofed west side dormer window, a gabled front dormer, a front gable, and a front porch with a gable over the entry. The front gable has an oval window and patterned wood shingle siding. The porch gable has an ornate carved panel. The front dormer has a swan's-neck pediment. A dentilled cornice runs around the house. The front porch cornice also has carved garlands, and is supported by paired fluted Ionic Columns on paneled wooden posts, with turned balusters between. On the west side of the house along G Street are overgrown gardens and a wooden pergola.



Statement of Historical Significance:

- | | | | |
|---|---|-------------------------------------|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Recreation | |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | | |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | | |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | | |

This house is significant as a fine example of Victorian Style architecture, one of the two most popular styles in the Avenues of Salt Lake City. It was built in 1899 by John R. Tierman. It replaced an older adobe and concrete structure.

John R. Tierman was an assayer and for awhile was manager of the Miner Assay Office. He lived here until 1902 when he moved to San Francisco and sold the house to Robert Dunn Rhodes. There is no more information on him in the sources checked.

Robert Dunn Rhodes, Superintendent of American Smelting and Refining Company, then lived in the house until his death in 1909. He died on June 25, 1909 at the age of fifty-three. There is no more information available on him in the sources checked.

David B. Taylor then lived in the house from 1915 to 1916. He was president of the Consolidated Ores Company. There is no more information available on him in the sources checked.

Henry E. Lewis, the general manager of Standard Coal Company, lived in the house from 1918 to 1920. There is no more information available on him in the sources checked.

Lewis sold the house to Frank B. Scott who lived in the house from 1921 to 1927. He was born in Baie Verle, New Brunswick to David B. and Sara A. Tibbits Scott, August 15, 1870. He married Evelyn Eden on August 15, 1898. He attended the University of Mount Allison from 1888 to 1891. He received a degree from the Dalhousie University, which he attended from 1893 to 1896. He moved to Salt Lake in 1905. He had a general law practice in Salt Lake and he specialized in patent and copyright law. In 1913 he formed a partnership with R. R. Hackett. He was secretary of the Canadian Association and a Socialist.

Cady Putman bought the house in 1927. He and his family lived here until 1939 when Putman went to New York to work. After Cady's death in 1940, his widow Myrtle Clark

505 3rd Avenue

Putman came back to this house. She still lived in it at the time this report was filed.

Cady Putman was a power shovel engineer for the Utah Construction Company. In 1939 he went to New York to work on an aqueduct there. He was injured in a cave-in and later died as a result of the injury in 1940. He had been employed by the Utah Construction Company for thirty years.

The architect for this building was Walter Ellsworth Ware. He came to Salt Lake in 1889 and established one of the first architectural offices in the territory of Utah. He was well known for his residential designs. He also did the First Presbyterian Church and the University Club.

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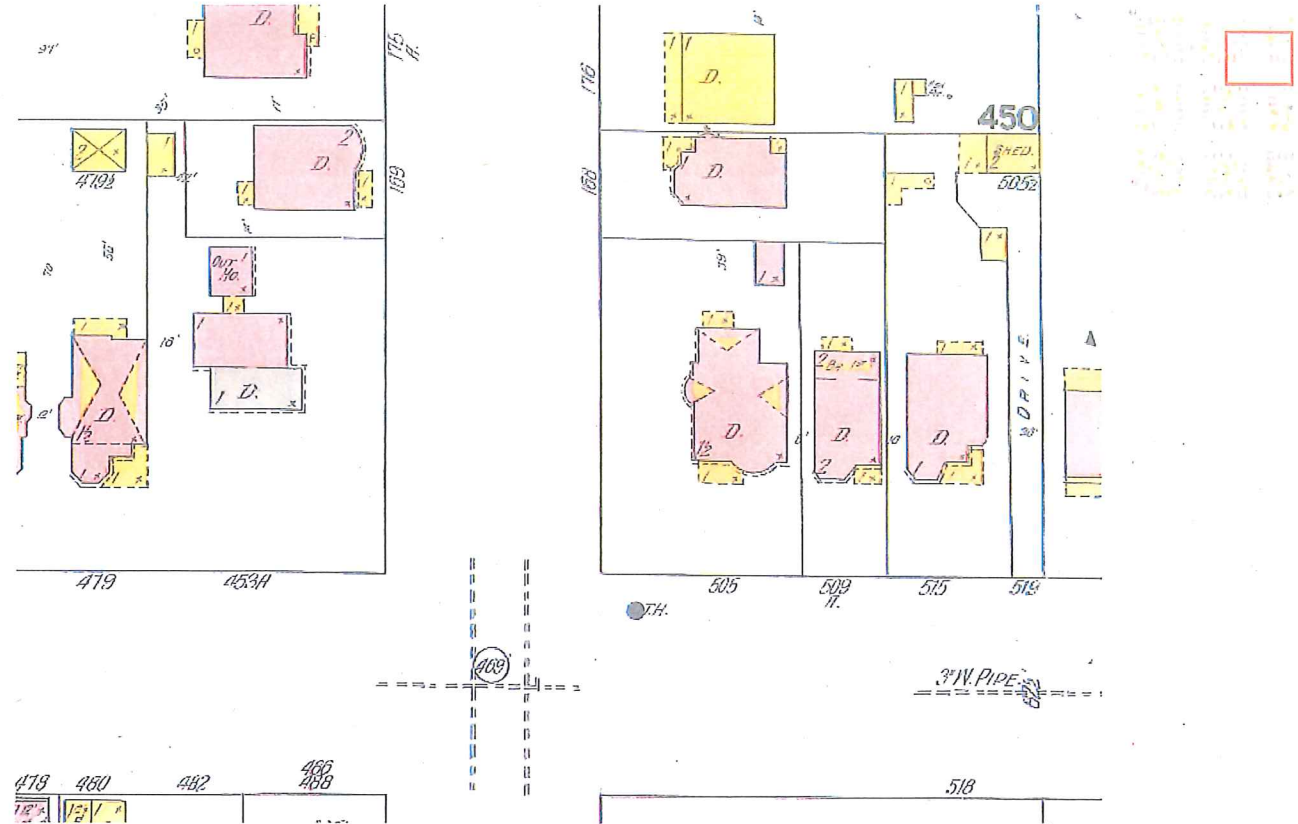
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Salt Lake City, 1911: Sheet 061



Map Color Key

The COLOR KEY for the maps is 1) YELLOW are frame, 2) RED are brick, 3) BLUE are stone, 4) GRAY are iron, and 5) BROWN are adobe/fire-proof. See the complete key here: http://content.lib.utah.edu/cdm4/az_details.php?id=0

City

Salt Lake City, Utah

Date.Original

1911

Map Sheet Number

Salt Lake City, 1911: Sheet 061

Street Names

4th Avenue; 3rd Avenue; 2nd Avenue; 1st Avenue; E St.; F St.; G St.

Business/building names

Champion Steam Carpet cleaning works; Arlington Apartments

Creator

Sanborn D A

Subject

Sanborn Fire Insurance Maps; maps; urban development; city planning

Publisher

J. Willard Marriott Library, University of Utah

Type

Image

Format.Use

image/jp2

Source.Physical

54 cm x 64 cm

Identifier

G4344_S3_6475_1911_S35_V1_061.tif

Format.Creation

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

Language

en

Rights Management

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Website

<http://www.lib.utah.edu/digital/sanborn/>

Owning Institution

Western Americana Division, Special Collection, J. Willard Marriott Library, University of Utah, 295 S. 1500 East, Salt Lake City, UT 84112

Scanning Technician

Kelly Taylor

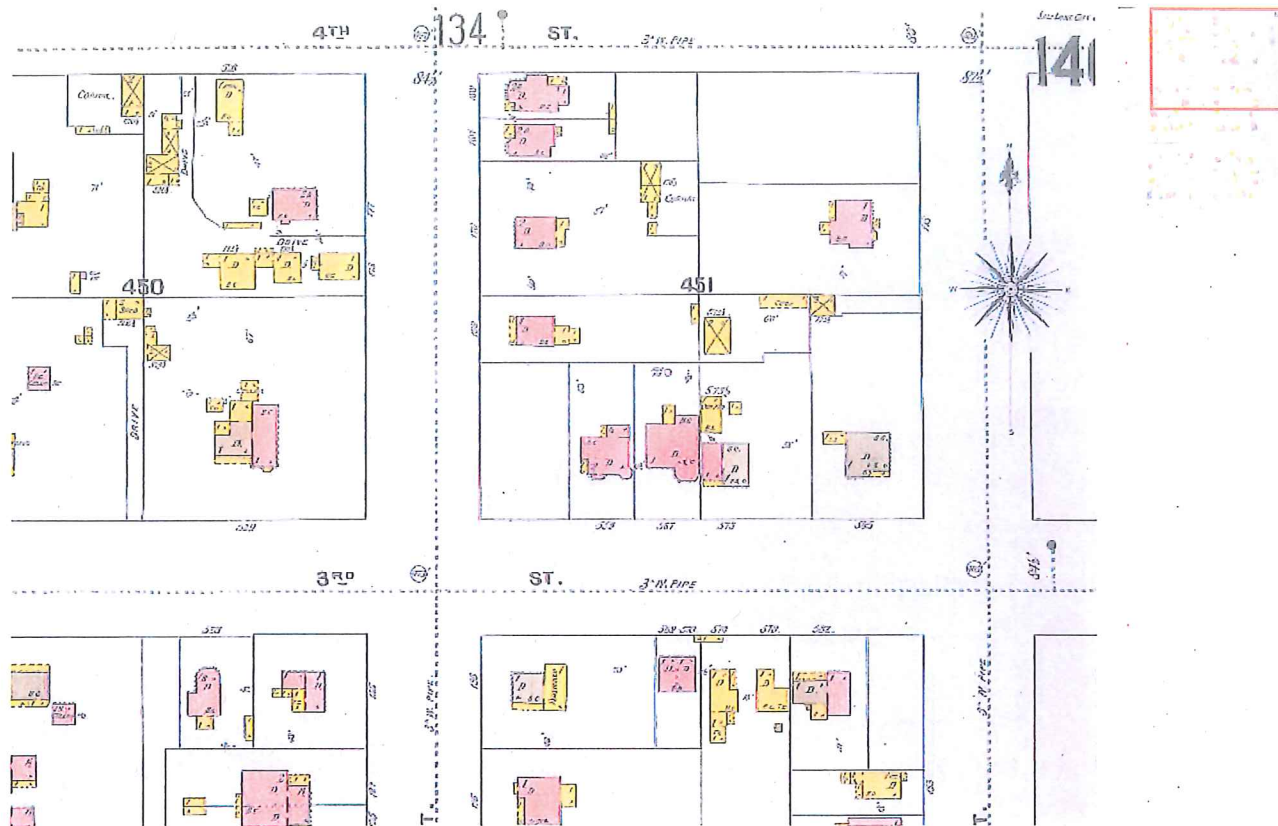
Metadata Cataloger

Clifton Brooks; Kelly Taylor; Nasrin Shekarforoosh

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Salt Lake City, 1898: Sheet 140



Map Color Key

The COLOR KEY for the maps is 1) YELLOW are frame, 2) RED are brick, 3) BLUE are stone, 4) GRAY are iron, and 5) BROWN are adobe/fire-proof. See the complete key here: http://content.lib.utah.edu/cdm4/az_details.php?id=0

City

Salt Lake City, Utah

Date.Original

1898

Map Sheet Number

Salt Lake City, 1898: Sheet 140

Street Names

4th St.; I St.; 1st St.; G St.; 3rd St.; 2nd St.; H St.

Creator

Sanborn D A

Subject

Sanborn Fire Insurance Maps; maps; urban development; city planning

Publisher

J. Willard Marriott Library, University of Utah

Type

Image

Format.Use

image/jp2

Source.Physical

54 cm x 64 cm

Identifier

G4344_S3_G475_1898_S3_140.tif

Format.Creation

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

Language

en

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Scanning Technician

Kelly Taylor

Metadata Cataloger

Clifton Brooks; Nasrin Shekarforoosh

*Architectural Survey Data for SALT LAKE CITY
Utah State Historic Preservation Office*

3rd Avenue --- Avenues Historic District (SLC Landmark District)

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
486 E 3RD AVENUE	B	0/0 2	1891	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	486-488 E; AKA 137 G ST N04
502 E 3RD AVENUE	B	0/0 1	c. 1940	REGULAR BRICK	20TH C. COMMERCIAL	SERVICE STATION SERVICE STATION	07	NOW COFFEE HOUSE N04
505 E 3RD AVENUE	A	0/1 1.5	1899	REGULAR BRICK	VICTORIAN ECLECTIC NEOCLASSICAL	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	WALTER E WARE/SL BUILDING N04
509 E 3RD AVENUE	A	0/1 2	1899	REGULAR BRICK	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	07	EDGAR W DRUCE/SL BUILDING N04
515 E 3RD AVENUE	A	1/0 1.5	1915	REGULAR BRICK STUCCO/PLASTER	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	07	N04
521 E 3RD AVENUE	B	1/0 2	1909	REGULAR BRICK	VICTORIAN ECLECTIC 20TH C.: OTHER	FOURSQUARE (BOX) SINGLE DWELLING	07	HARTWELL & GODD N04
524 E 3RD AVENUE	B	0/1 2	1906	REGULAR BRICK	VICTORIAN ECLECTIC 20TH C.: OTHER	FOURSQUARE (BOX) SINGLE DWELLING	07	N04
528 E 3RD AVENUE	B	1/0 1	1893	REGULAR BRICK	VICTORIAN ECLECTIC	CROSSWING - HALF SINGLE DWELLING	07	N04
531 E 3RD AVENUE	A	0/0 1.5	1909	REGULAR BRICK	BUNGALOW ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	07	N04

?=approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterred D=ineligible/out of period U=undetermined/lack of info X=demolished