HISTORIC LANDMARK COMMISSION STAFF REPORT

Meck Residence
Major Alterations
505 E Third Avenue
PLNHLC2012-00384
July 19, 2012

Planning Division
Department of Community and Economic Development

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: 0.21acres

Current Use: residential

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

Notification:
Notice mailed on July 5, 2012
Agenda posted on the Planning Division and Utah Public Meeting Notice websites July 5, 2012

Attachments:
A. Application
B. Documentation
C. Photographs

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 construct an upper level addition and replace a one story rear addition on the primary residence. The request also includes demolition of an existing "contributing" accessory structure to construct a new two car garage.

Staff Recommendation

1. Based on the analysis and findings of this report, it is the Planning Staff's opinion the proposals to construct a dormer addition and rear addition are generally consistent with the objectives of the design standards in the ordinance. If the Commission concurs with the staff analysis and the findings relating to these proposals in this report then Staff recommends they are approved with the following conditions.

   a. Windows shall cover approximately 75% if the dormer's face and siding and/or trim shall occupy the left over surface area.

2. Based on the analysis and findings of this report, it is the Planning Staff's opinion that the proposal to demolish the accessory structure would fail to comply with the requisite number of standards (6) to demolish a "contributing" structure. If the Commission concurs with the Staff analysis and findings that two (2) of the standards are met then Staff recommends that it should be denied.

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. If not original, a one story extension to the rear of the home may be an early addition as it

shows up on the 1911 Sanborn Map. However, this appendage has been significantly remodeled and no longer maintains its historical and architectural integrity.

The property owner would like to create additional space in the north east corner of the upper level. The applicant proposes removing a gabled dormer and adding a shed dormer on the east side of the building to achieve the desired height and space for a full bathroom. The upper level addition will sit toward the rear of the building and below the ridgeline. The shed upper level addition would be clad with cedar shingles with a clad wood window. The proposed roofing material will match the existing asphalt shingle material. The applicant has also agreed to retain the original chimney stack.

Other proposed alterations to the building include replacing the rear appendage with a larger one story addition that runs approximately the length of the north wall. The proposed materials for the new construction include fiber cement siding, soffit and fascia, and trim and full light doors. The proposed roofing material will match the existing asphalt shingle material.

The proposed two-car, detached garage would face west and be accessible from 'G' Street. The building coverage of all accessory buildings on the property would be approximately 600 square feet comprised of a primary building with a 480 square foot footprint and an attached secondary building. The hipped roof of the primary building rises approximately 14 feet from existing grade. The proposed wall material would be a fiber cement lap siding with fiber cement trim, fascia and soffit. The proposed design also includes architectural grade asphalt roofing material, a carriage style garage door and solid wood door. An existing "contributing" accessory structure would be removed. 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 accessory structure. The architect claims the structure is in poor condition, too small to be usable 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.

Public Comments

Notice of the meeting was sent to property owners within 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 – Demolition of the Garage

Contributing Status

An update of the 1978 historic resource survey of the Avenues was completed in 2007-2008. The reconnaissance level survey forms identify the outbuilding as a "contributing" structure in the district (Exhibit B). Fifty-three percent of the 1,025 outbuildings surveyed were evaluated as contributing. Primary resources with no outbuildings outnumbered those with one or more buildings by a margin of 2 to 1.

Structures are considered to be contributing, according to the definition outlined in Section 21A.34.020 (B)(2) of the Zoning Ordinance:

> A contributing structure is a structure or site within an H Historic Preservation Overlay District that meets the criteria outlined in subsection C2 of this section and is of moderate importance to the city, state, region or nation because it imparts artistic, historic or cultural values. A contributing structure has its major character-defining features intact and although minor alterations may have occurred they are generally reversible. Historic material may have been covered but evidence indicates they are intact.

Demolition of a Contributing Structure

The Historic Landmark Commission reviews all requests for the demolition of contributing structures. Section 21A.34.020(L) of the Zoning Ordinance requires the Commission to base a decision to issue a Certificate of Appropriateness for demolition upon compliance with the requisite number of standards when considering an application. If six of the standards are met, the Commission shall approve a request for demolition. If two or less of the standards are met, the Commission must deny a request. If the Historic Landmark Commission makes findings that three to five of the standards are met, the Commission may defer a decision for up to one year, during which time the applicant must conduct a bona fide effort to preserve the site. The one-year "clock" begins only when a "bona fide" effort has started. Section 21A.34.010(M) lists four actions that define bona fide effort:

1. Marketing the property for sale or lease.
2. Filing an application for alternative funding sources for preservation, such as federal or state preservation tax credits, Utah Heritage Revolving Fund loans, redevelopment agency loans, etc.;
3. Filing an application for alternative uses if available or feasible, such as conditional uses, special exceptions, etc.; and
4. Obtaining written statements from licensed building contractors or architects detailing the actual costs to rehabilitate the property

The six demolition standards are addressed on pages 5-6. The seventh criteria concerns economic hardship and involves a separate process in which a panel of three (3) people is selected to determine if denying a request for demolition would entail an economic hardship. The Economic Review Panel conducts an evaluation of economic hardship, applying the standards set forth in Section 21A.34.020(K)(2) of the Zoning Ordinance and forwards its findings and conclusions to the Historic Landmark Commission. The Commission's decision must be consistent with the findings presented by the Economic Review Panel, unless it finds by a three-quarter vote of a quorum that the Economic Review Panel either acted arbitrarily or based its report on an erroneous finding of fact.

It is also important to note that Section 21A.34.020(F)(1a) of the Zoning Ordinance gives the Planning Director or designee the authority to administratively approve the demolition of an accessory structure.

Physical Integrity

One of the six criteria (Section 21A.34.020(L)(1)) requires the Commission to make a determination as to whether the *physical integrity of the site as defined in Subsection (C)(2)(b) of this section is no longer evident.* The Zoning Ordinance references the definition of "physical integrity" as described by the National Park Service for the National Register of Historic Places. An explanation of physical integrity is addressed extensively in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* As stated in the Bulletin, "integrity is the ability of a property to convey its significance." The following are the definitions from the National Park Service National Register Bulletin 15:

> ***Location:*** Location is the place where the historic property was constructed or the place where the historic event occurred.
> ***Design:*** Design is the combination of elements that create the form, plan, space, structure and style of a property.
> ***Setting:*** Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built…setting refers to the character of the place in which the property played its historic role.
> ***Materials:*** Materials are the physical elements that were combined…during a particular period of time and in a particular pattern or configuration to form a historic property.

***Workmanship*:** Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
Association: Association is the direct link between an important historic event or person and a historic property.

To retain historic integrity a property will always possess several, and usually most of the aspects defined above. Properties must not only retain their essential physical features, but the features must be visible enough to convey their significance.

505 E. Third Avenue - garage

(1)(a) *The physical integrity of the site as defined in subsection (C)(2)(b) of this section is no longer evident.*

Analysis: This accessory building may have originally been constructed as a single-cell outbuilding using materials similar to those on the house. The Sanborn Maps show that the structures 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. The building retains much of its historic massing, materials and simple architectural elements that define its historic function and character.

Finding: The physical integrity of this building as established in Section 21A.34.020(C)(2)(b) of the Zoning Ordinance is evident. Although the building has undergone alterations, these alterations contribute to the simple design of this utilitarian building and have acquired historic significance in their own right. The building is a historic resource because it is a surviving example of its building type (garage) and represents the widespread acceptance of the automobile. The project does not substantially comply with this standard.

(1)(b) *The streetscape within the context of the H historic preservation overlay district would not be negatively affected.*

Analysis: The streetscape associated with this structure consists of several contributing residential structures to the north. These buildings were constructed during the period of significance of the Avenues Historic District and are similar in scale and materials. This structure is particularly significant under this standard, because it is located on the corner of Third Avenue and 'G' Street, and visible from the public way. Furthermore, the garage abuts another contributing outbuilding to the east and reflects a pattern of development as well as a need to store a new invention, an automobile.

Finding: Given the key location of this building on the corner of 'G' Street and Third Avenue, the cumulative negative effects from the loss of this structure to the streetscape within the context of the property, block, surrounding neighborhood and the Avenues Historic District would be notable. The project does not substantially comply with this standard.

(1)(c) *The demolition would not adversely affect the H historic preservation overlay district due to the surrounding non-contributing structures.*

Analysis: There is a strong sense of historic character along the "G" Street and Third Avenue frontage since all buildings have been determined to be "contributing". In fact the majority of the buildings along the Third Avenue block face are rated significant ("A").

Finding: The accessory structure is in close proximity to other historic buildings both along 'G' Street and Third Avenue and within the block as a whole. Its removal would weaken the architectural unity that currently exists on the subject site and in the area. The project does not substantially comply with this standard.

(1)(d) *The base zoning of the site is incompatible with the reuse of the structure.*

Analysis: The property is zoned SR-1A, Special Develop Pattern Residential, and currently used for residential purposes which is compatible for the reuse of the building as an accessory structure.

Finding: The project does not comply with this standard.

(1)(e) *The reuse plan appears to be consistent with the standards outlined in subsection H of this section.*

Analysis: The petitioner has submitted a re-use plan illustrating a two car detached garage. The Historic Landmark Commission review should assure that, when new construction does occur, it will be in a manner that reinforces the basic visual characteristics of the historic neighborhood (see pages 13-16 for staff analysis).

Finding: The proposed project will substantially comply with this standard.

(1)(f) *The site has not suffered from willful neglect, as evidenced by the following:*

i. Willful or negligent acts by the owner that deteriorates the structure.
ii. Failure to perform normal maintenance and repairs.
iii. Failure to diligently solicit and retain tenants, and
iv. Failure to secure and board the structure if vacant.

Analysis and Finding: Although the structure seems to be in a serious state of disrepair, it does not appear to be suffering from willful neglect by this owner, and thus the proposal complies with this standard.

Summary

In considering the application for a certificate of appropriateness for demolition, staff finds that the proposed request substantially complies with two (2) standards ((1)(e) and (1)(f)). If the Commission concurs with the staff findings, the Historic Landmark Commission is required to deny the request to demolish the "contributing" garage. The applicant still has the right to pursue the economic hardship process.

Project Review - Minor Alterations

Analysis and Findings

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

Policy
7.0 Roofs - The character of a historical roof should be preserved, including its form and materials whenever feasible.
8.0 Addition – If a new addition to a historic building is to be constructed, it should be designed such that the early character is maintained. Older additions that have taken on significance also should be considered for preservation.

Background
Architectural details play several roles in defining the character of a historic structure; they add visual interest, define certain building styles and types, and often showcase superior craftsmanship and

architectural design. Features such as window hoods, brackets and columns exhibit materials and finishes often associated with particular styles and therefore their preservation is important.

Treatment of Architectural Features
Preserving original architectural details is critical to the integrity of the building, and its context. Where replacement is required, one should remove only those portions that are deteriorated beyond repair. Even if an architectural detail is replaced with an exact replica of the original detail, the integrity of the building as a historic resource is diminished and therefore preservation of the original material is preferred.

7.1 Preserve the original roof form. Avoid altering the angle of a historic roof.

7.5 When planning a roof-top addition, preserve the overall appearance of the original roof. An addition should not interrupt the original ridgeline when possible.

8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features. For example, loss or alteration of architectural details, cornices and eavelines should be avoided.

8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. Locating an addition at the front of a structure is inappropriate.

8.5 Design a new addition to preserve the established massing and orientation of the historic building. For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

8.12 Set a rooftop addition back from the front of the building. This will help preserve the original profile of the historically significant building as seen from the street. A minimum setback of 10 feet is recommended. Greater flexibility may be considered in the setback of a dormer addition on a hipped or pyramidal roof.

Analysis for Standards 2 and 5: The submitted plans show the proposed additions set back from the historically important front façade. The proposed dormer addition is located in a secondary area on an inconspicuous side of the historic building. The new rear addition would replace what appears to be an original appendage or early addition that has been significantly remodeled and will be designed such that the original frieze will remain visible.

Finding for Standards 2 and 5: Constructing the proposed additions as described above will allow the original proportions and character-defining elements of the principal façade of the historic building to remain prominent and keep its distinct form intact. The new additions are compatible with the historic building primarily because of their location and generally meet the intent of this standard.

Standard 3

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;

Applicable Preservation Principles, Policy and Design Guidelines

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: The proposed contemporary design of the alterations and use of modern materials clearly differentiate the new construction from the historic portions of the building. The additions will be recognizable as a product of their own time.

Finding for Standard 3: The proposal substantially meets the intent of this standard.

Standard 4

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

Analysis for Standard 4: This project does not involve any prior alterations or additions that have acquired historic significance in their own right.

Finding for Standard 4: This standard is not applicable.

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 for Standard 6: This proposal does not include the repair of deteriorated architectural features.

Finding for Standard 6: This standard 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 for Standard 7: No chemical or physical treatments are proposed as part of this request.

Finding for Standard 7: This standard is not applicable.

Standards 8 and 9

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

Basic Principles for New Additions

When planning an addition to a historic building or structure, one should minimize negative effects that may occur to the historic building fabric as well as to its character. While some destruction of historic materials is almost always a part of constructing an addition, such loss should be minimized. Locating an addition such that existing side or rear doors may be used for access, for example, will help to minimize the amount of historic wall material that must be removed.

The addition also should not affect the perceived character of the building. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also must be in keeping with the design character of the historic structure as well. At the same time, it should be distinguishable from the historic portion, such that the evolution of the building can be understood.

Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. If an addition must be larger, it should be set apart from the historic building, and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the historic portion.

It is also important that the addition not obscure significant features of the historic building. If the addition is set to the rear, it is less likely to affect such features.

In historic districts, one also should consider the effect the addition may have on the character of the district, as seen from the public right of way. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.

Two distinct types of additions should be considered: First, ground level additions, which involve expanding the footprint of the structure. Secondly, rooftop additions, which often are accomplished by installing new dormers to provide more headroom in an attic space. In either case, an addition should be sited such that it minimizes negative effects on the building and its setting. In addition, the roof pitch, materials, window design and general form should be compatible with its context.

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

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building.

8.8 Use exterior materials that are similar to the historic materials of the primary building on a new addition. Painted wood clapboard and brick are typical of many traditional additions. See also the discussion of specific building types and styles.

8.9 Minimize negative technical effects to original features when designing and addition. Avoid construction methods, for example that would cause vibration that may damage historic foundations. New alterations also should be designed in such a way that they can be removed without destroying original materials and features.

8.10 Use windows in the addition that are similar in character to those of the historic building or structure. If the historic windows are wood, double-hung for example, new windows should appear to be similar to them. Depending on the detailing, clad wood or synthetic materials may be considered.

8.11 When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building or structure. An addition shall not overhang the lower floors of the historic building in the front or on the side.

8.12 Keep new addition physically and visually subordinate to the historic building. The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

8.13 Keep a new addition physically and visually subordinate to the historic building. The addition shall be set back significantly from the primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

8.15 Roof forms shall be similar to those of the historic building. Typically, gable, hip and shed roofs are appropriate. Flat roofs are generally inappropriate.

8.16 On primary facades of an addition use a solid-to-void ratio that is similar to that of the historic building. The solid-to-void ratio is the relative percentage of wall to windows and doors seen on a façade.

Analysis for Standard 8 and 9: The mass of the additions is located behind and is subordinate to the primary facade of the historic building. As mentioned above under Standard 3, the alterations have been designed to be clearly distinguishable from the principal structure, but sympathetic with its character. The

proposed wood windows and doors of the ground level addition are compatible in scale and proportion with the doors and windows seen on the historic building.

The essential form and roofline are important character defining features of this significant building and although the original form of the building could theoretically be restored, the shed dormer is out of scale with the rest of the building. Too much siding makes the dormer appear heavy and creates the impression that the dormer is too big for the house and no longer secondary to the primary roof. Staff is of the opinion that if windows covered approximately 75% of the dormer's face and the cladding and trim occupied the left over surface area, the shed dormer would not appear to overwhelm the main roof. Vertical proportion and window form are important in any addition. The Commission may also wish to consider a gabled dormer design.

Finding for Standard 8 and 9: The ground level addition is compatible in massing, size, fenestration and scale as well as discernable from the old. The essential form and integrity are preserved with the addition as proposed. The proposal does not meet this standard with respect to the shed dormer. The shed dormer addition does not appear to be compatible in massing, size, scale, proportion, and solid-to-void ratio to protect the historic integrity of the historic building as proposed.

10. Certain building materials are prohibited including the following:

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

Applicable Preservation Principles, Policy and Design Guidelines

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 materials such as masonry, wood siding and asphalt shingles shall not be re-placed with synthetic materials. Modular materials may not be used as replacement materials. For example, synthetic stucco and panelized brick are inappropriate.

Analysis for Standard 10: The use of a substitute building material (fiber cement) is a component of this project and will be used on the ground level addition structure. This material has been consistently used for similar applications in the districts.

Finding for Standard 10: The proposed project is consistent with this standard.

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 for Standard 11: Signage is not a component of this project.

Finding for Standard 11: 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 objectives identified above.

Project Review - New Construction of a Garage

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'	14'		Yes
Maximum exterior wall height	9'	9'		Yes
Maximum footprint	600 square feet	600 square feet		Yes
Primary accessory building	480 square feet	480 square feet		Yes
Attached secondary accessory building	120 square feet	120 square feet		Yes
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	45%		Yes
Yard coverage	50% of the rear yard area	36%		Yes

Finding: The project meets the development standards for this zoning district. The project is therefore consistent with the Compatible Residential Infill Development Ordinance requirements which will be verified prior to building permit issuance.

Standards of Review

2A.34.020 H Historic Preservation Overlay District:

H. Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Noncontributing Structure. In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city.

1. Scale and Form:
a. Height and Width. The proposed height and width shall be visually compatible with surrounding structures and streetscape;
b. Proportion of Principal Facades. The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
c. Roof Shape. The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
d. Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.

Applicable Preservation Principles, Policy and Design Guidelines

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

Analysis: The buildings on the east side of this block on 'G' Street are residential in character and present a typical range of styles, forms and materials. On the lot to the north of the proposed garage is a one and a half story Victorian Eclectic home.

Accessory structures in the Avenues were typically covered with a gabled or hipped roof. In this case, the accessory structures found within the block exhibit a variety of roof forms. The proposed accessory is simple in design, set back from the street, and unobtrusive.

Finding: The detached garage meets the intent of this standard as its height and width, proportions, and scale are subordinate to the primary building. Given the range of shapes found historically, the accessory structure fits into the overall character of the area. The proposal meets this standard.

2. Composition of Principal Facades:
a. Proportion of Openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
b. Rhythm of Solids to Voids in Facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;

c. Rhythm of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
d. Relationship of Materials. The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

Applicable Preservation Principles, Policy and Design Guidelines

11.16 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Metal products are allowed for soffits and eaves only.

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

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

Analysis: Many of the materials that were used historically on accessory structures are those utilized in the construction of primary buildings. Alternative materials such as fiber cement products have been approved for new construction by the Commission in the past, when the siding has a smooth finish to match the appearance of historic wood siding and its design is similar to that seen traditionally.

Finding: The relationship of materials is visually compatible with the materials found in the neighborhood for similar buildings. The project meets the intent of this standard.

3. Relationship to Street:
a. Walls of Continuity. Facades and site structures, such as walls, fences and landscape masses shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
b. Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
c. Directional Expression of Principal Elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
d. Streetscape-Pedestrian Improvements. Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

Applicable Preservation Principles, Policy and Design Guidelines

9.3 Do not attach garages and carports to the primary structure. Traditionally, garages were sited as a separate structure at the rear of the lot; this pattern should be maintained. The allowance of attached accessory structures is reviewed on a case-by-case basis.

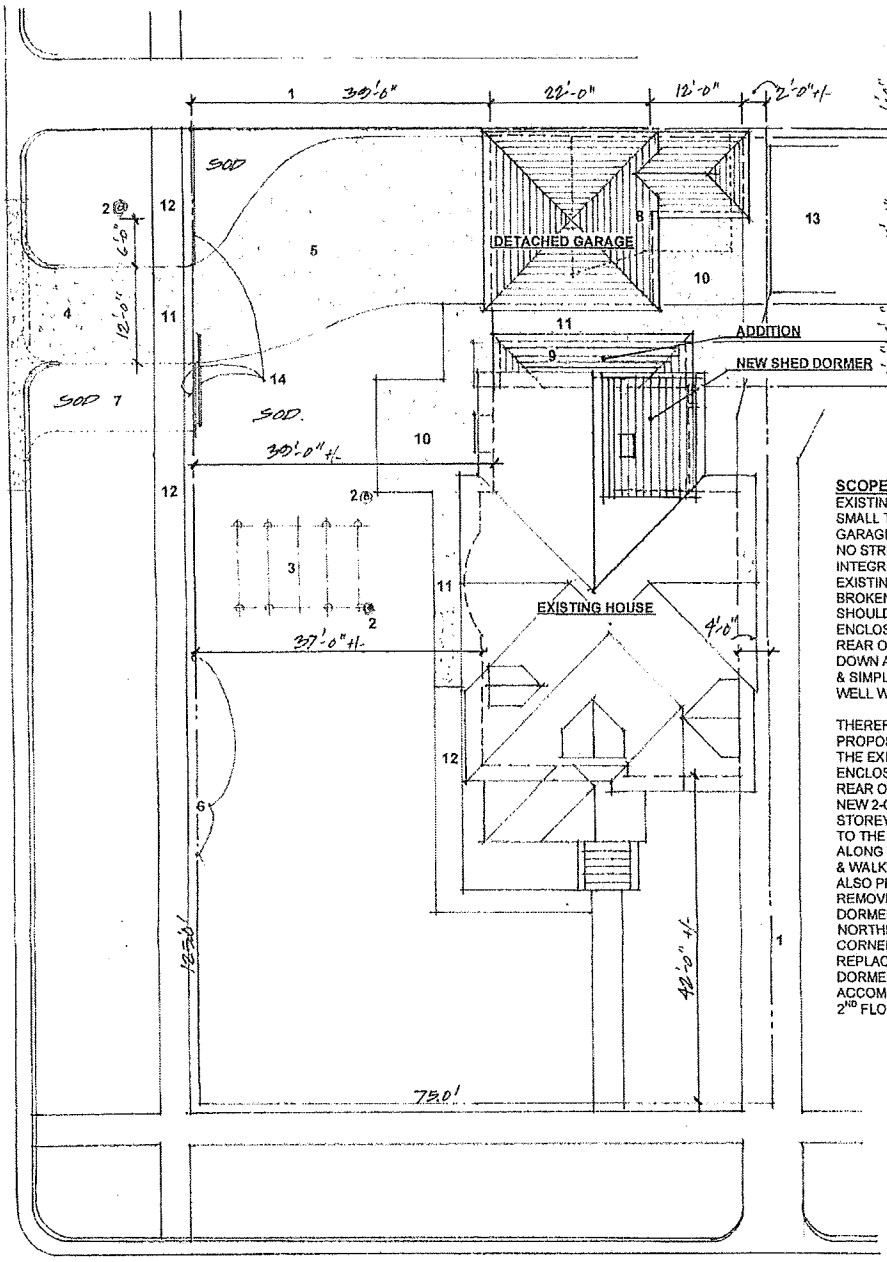
Analysis: Accessory structures in the Avenues District were generally detached, located behind the house, and simple wood structures. The accessory structure is set back from the street and in no way competes visually with the primary façade of the house or the buildings along 'G' Street. The location of the garage to the rear of the lot is in keeping with the character of the block and historic district.

Finding: The overall impact of the proposed accessory structure on the streetscape would not be substantial, given that the proposed accessory structure would be located behind the house toward the rear of the lot. The proposed project meets the intent of this standard.

4. **Subdivision of Lots**. The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Finding: This application has no subdivision issues.

Attachment A
Application



SITE PLAN

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

LOT SIZE: 9375 SF
40% COVERAGE
ALLOWED: 3750 SF
REAR YARD: 1664SF
(26 X 64)
50% COVERAGE
ALLOWED: 832 SF

EXISTING HOUSE
FOOTPRINT: **1260 SF**
PROPOSED HOUSE
FOOTPRINT: **1320 SF**
NEW GARAGE: **480 SF**
NEW SHOP: **120SF**
TOTAL COVERAGE: **600 SF**

SCOPE OF WORK

EXISTING GARAGE IS TOO SMALL TO FUNCTION AS A GARAGE & HAS LITTLE-TO-NO STRUCTURAL INTEGRITY; DRIVEWAY TO EXISTING GARAGE IS BROKEN & UN-EVEN & SHOULD BE REPLACED; ENCLOSED PORCH @ REAR OF HOUSE & STAIRS DOWN ARE POORLY BUILT & SIMPLY DON'T WORK WELL W/ THE PLAN.

THEREFORE, THE PROPOSAL IS TO REMOVE THE EXISTING GARAGE & ENCLOSED PORCH @ THE REAR OF HOUSE & BUILD A NEW 2-CAR GARAGE & 1-STOREY REAR ADDITION TO THE EXISTING HOUSE, ALONG W/ NEW DRIVEWAY & WALKWAYS.
ALSO PROPOSE TO REMOVE EXISTING DORMER @ NORTHEAST REAR CORNER OF HOUSE AND REPLACE WITH NEW SHED DORMER TO ACCOMMODATE A NEW 2ND FLOOR BATHROOM.

MECK RESIDENCE

ADDITION-REMODEL & DETACHED GARAGE

505 EAST THIRD AVENUE/ SLC/ UTAH 84103

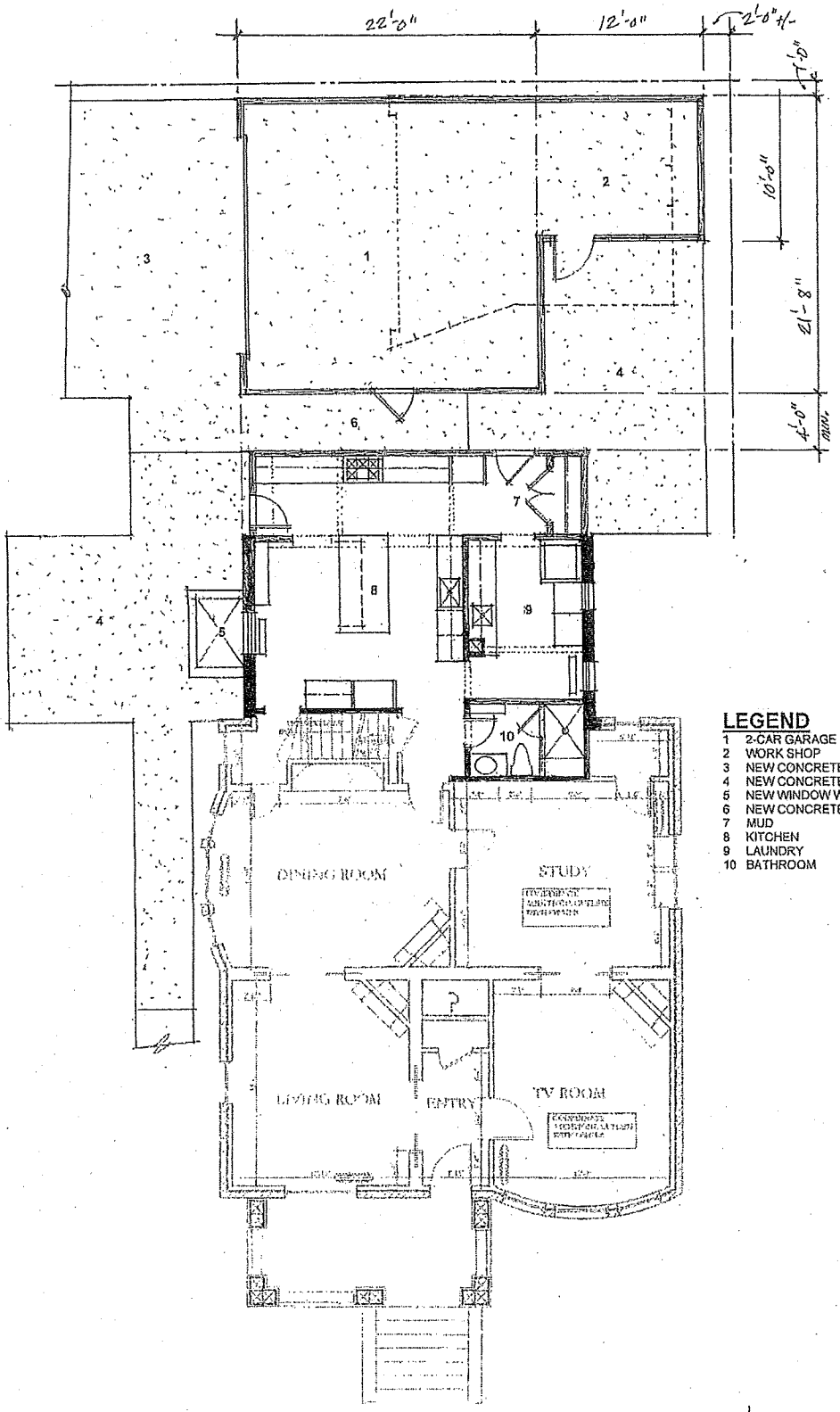
JUNE 11, 2012

4/28/2012

KIMBLE SHAW LLC-ARCHITECTURE-INTERIORS
127 2ND AVENUE SALT LAKE CITY UTAH 84103 801-971-1316
KIMBLEKSHAW@GMAIL.COM

LEGEND

1 EXISTING DRIVEWAY TO REMAIN
2 EXISTING TREE TO REMAIN
3 EXISTING PERGOLA 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



LEGEND

1 2-CAR GARAGE
2 WORK SHOP
3 NEW CONCRETE DRIVEWAY
4 NEW CONCRETE TERRACE
5 NEW WINDOW WELL
6 NEW CONCRETE SIDEWALK
7 MUD
8 KITCHEN
9 LAUNDRY
10 BATHROOM

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

MECK RESIDENCE

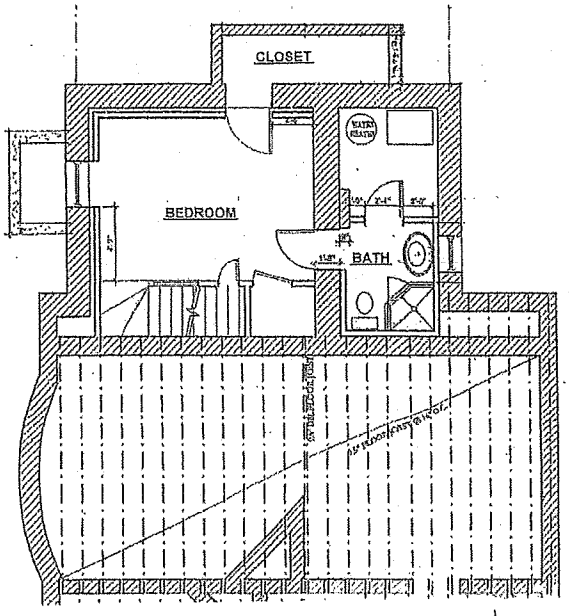
ADDITION-REMODEL & DETACHED GARAGE

505 EAST THIRD AVENUE/ SLC/ UTAH 84103

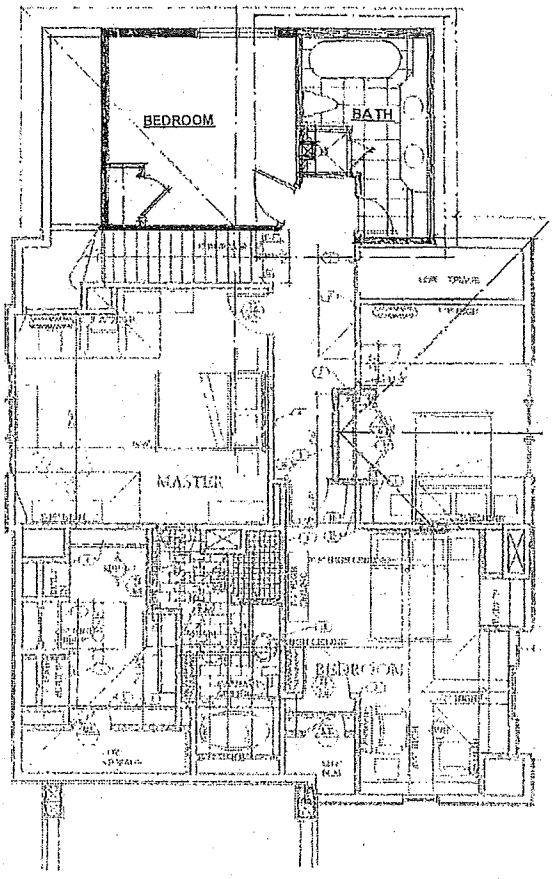
JUNE 11, 2012

6/28/2012

KIMBLE SHAW LLC-ARCHITECTURE-INTERIORS
KIMBLESHAW@GMAIL.COM



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



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

MECK RESIDENCE

ADDITION-REMODEL & DETACHED GARAGE

505 EAST THIRD AVENUE/ SLC/ UTAH 84103

JUNE 11, 2012

6/28/2012

KIMBLE SHAW LLC ARCHITECTURE + INTERIORS

KIMBLESHAW@GMAIL.COM

MECK RESIDENCE

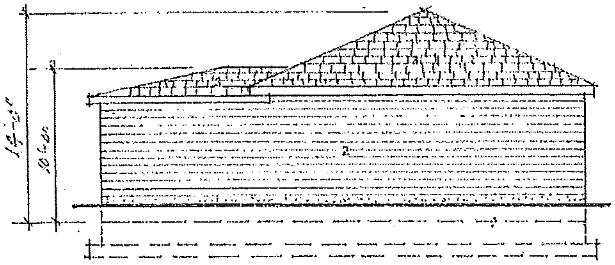
ADDITION-REMODEL & DETACHED GARAGE

505 EAST THIRD AVENUE/ SLC/ UTAH 84103

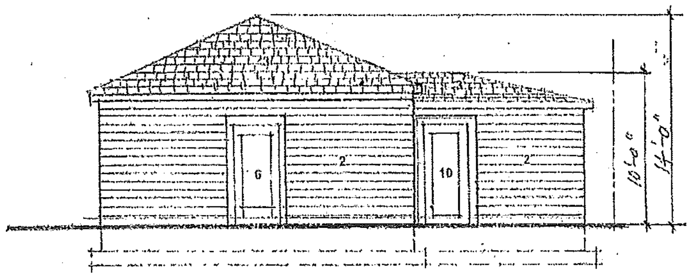
JUNE 11, 2012

6/28/2012

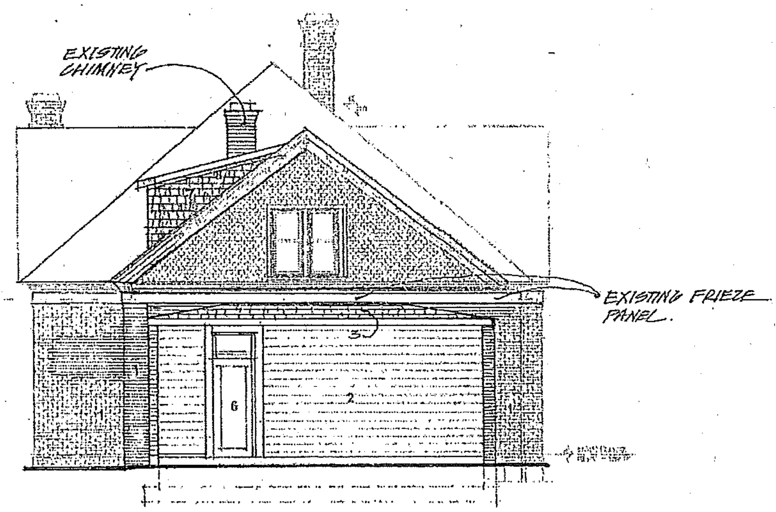
KIMBLE SHAW LLC ARCHITECTURE-INTERIORS
KIMBLESHAW@GMAIL.COM



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



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



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

LEGEND
1 EXISTING BRICK TO REMAIN
2 CEMENT BOARD LAP SIDING, PAINTED
3 ASPHALT SHINGLES TO MATCH EXISTING
4 STANDING SEAM METAL ROOF, BAKED-ON ENAMEL FINISH
5 CARRIAGE HOUSE GARAGE DOOR
6 FRENCH DOOR W/ TEMPERED GLASS
7 CEDAR SHINGLES, PAINTED
8 REMOVE EXISTING DORMER NEW SHED DORMER
9 WOOD DOUBLE HUNG WINDOW
10 SOLID WOOD DOOR

THIS AREA FOR

MECK RESIDENCE
ADDITION-REMODEL & DETACHED GARAGE
505 EAST THIRD AVENUE/ SLC/ UTAH 84103
JUNE 11, 2012
6/28/2012

Kimble Shaw

KIMBLE SHAW LLC

KIMBLE SHAW·LLC·ARCHITECTURE·INTERIORS
1127 2ND AVENUE·SALT LAKE CITY·UTAH·84103

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.

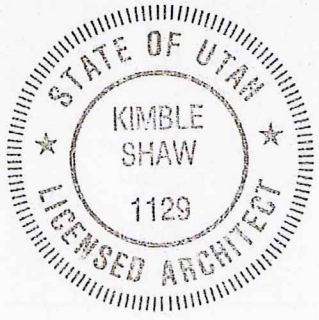
To make the existing garage sound, new footings would have to be placed around the entire perimeter of the building by digging under the existing stone foundation and placing new footings; this work needs to be done in maximum 4'-0" increments so as not to undermine the stability of the walls. Then new 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

1 IDENTIFICATION

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

2 AGE/CONDITION/USE

Original Owner: John R. Tierman — Construction Date: 1899 — Demolition Date:
Original Use: single family
Present Use: — Occupants:

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

Building Condition:

- ☐ Excellent
- ☑ Good
- ☐ Deteriorated
- ☐ Site
- ☐ Ruins

Integrity:

- ☐ Unaltered
- ☑ Minor Alterations
- ☐ Major Alterations

3 STATUS

Preliminary Evaluation:

- ☑ Significant
- ☐ Contributory
- ☐ Not Contributory
- ☐ Intrusion

Final Register Status:

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

4 DOCUMENTATION

Photography:
Date of Slides: 5/77
Views: Front ☑ Side ☐ Rear ☐ Other ☐
Date of Photographs:
Views: Front ☐ Side ☐ Rear ☐ Other ☐

Research Sources:

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

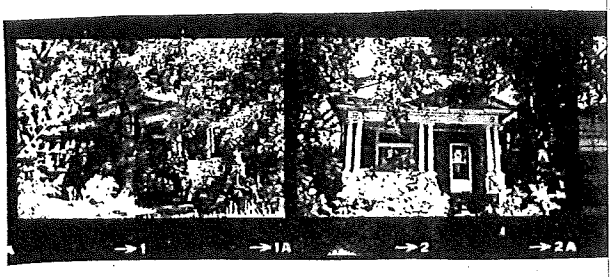
5 ARCHITECTURE

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 patterened 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.



6 HISTORY

Statement of Historical Significance:

- ☐ Aboriginal Americans
- ☐ Agriculture
- ☐ Architecture
- ☐ The Arts
- ☐ Commerce
- ☐ Communication
- ☐ Conservation
- ☐ Education
- ☐ Exploration/Settlement
- ☐ Industry
- ☐ Political
- ☐ Recreation
- ☐ Transportation

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 checks.

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.

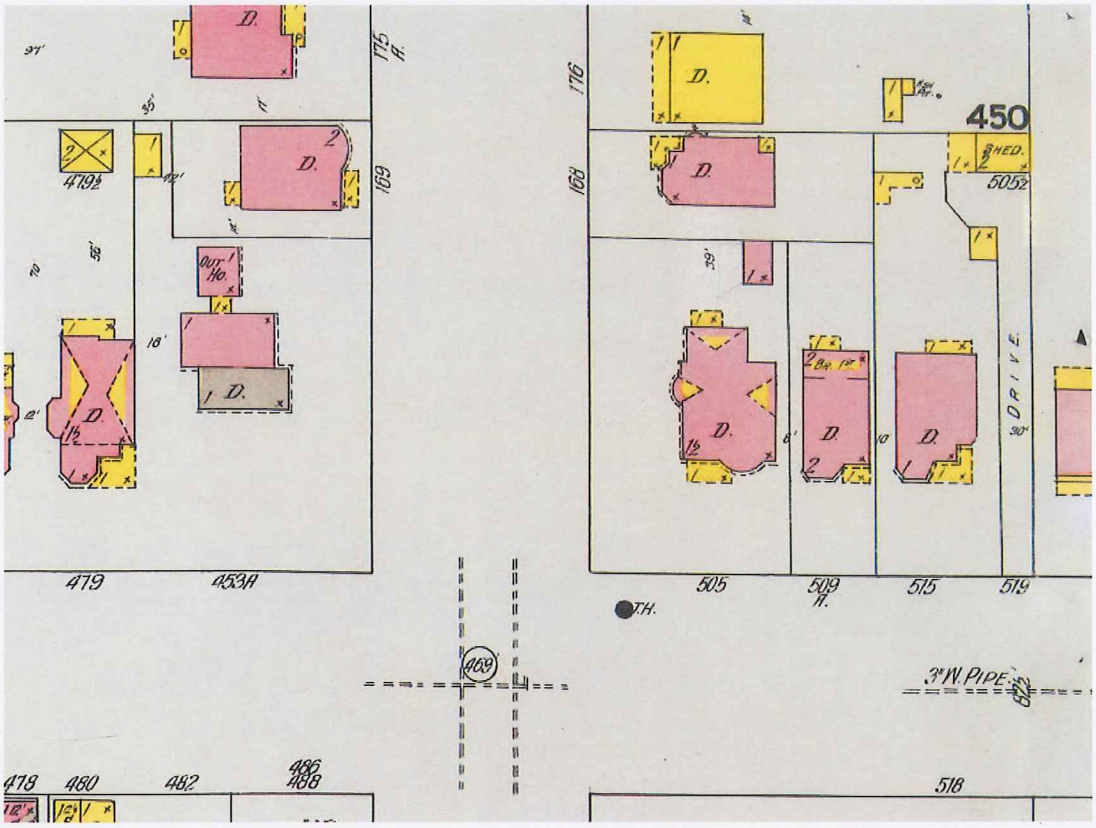
Cady Putman bought the house in 1927. He and his family lived here until 1939 when Putman went to New York to work. After Cady's death in 1940, his widow Myrtle Clark

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.

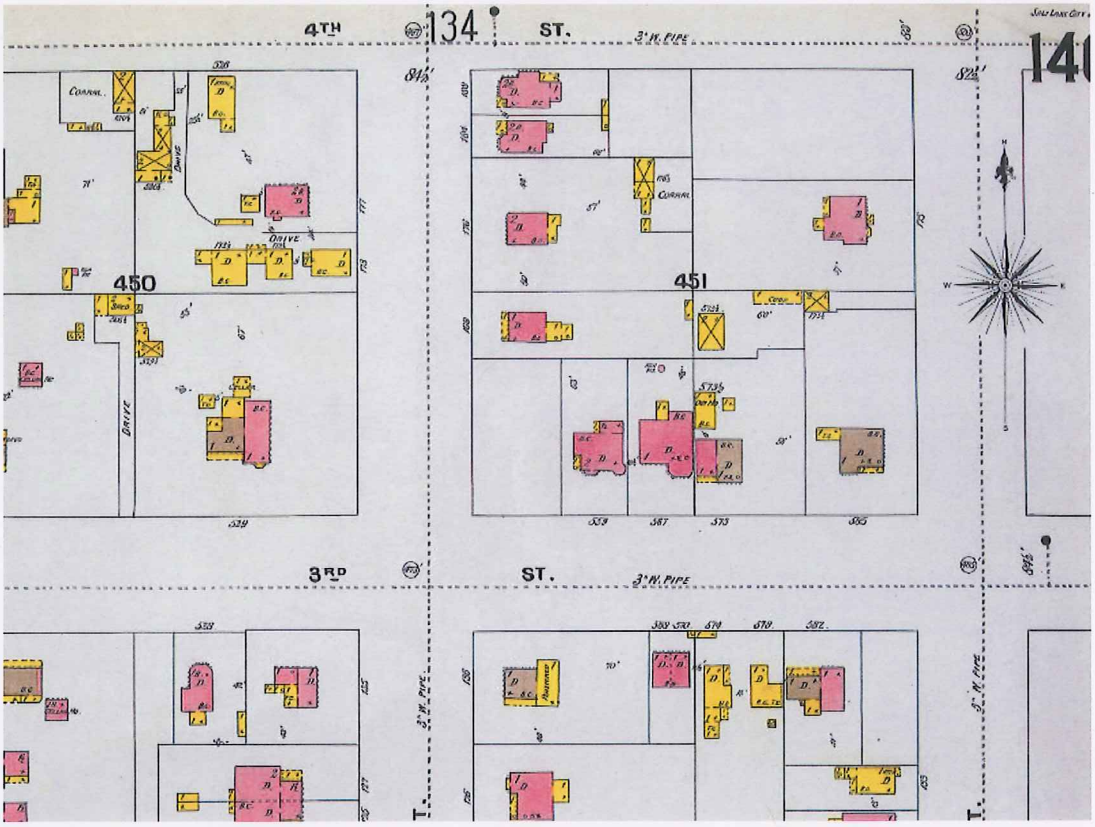
The architect for this building was Walter Ellsworth Ware. He came to Salt Lake in 1889 and established one of the first architectural offices in the territory of Utah. He was well known for his residential designs. He also did the First Presbyterian Church and the University Club.

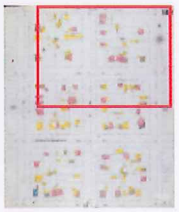
Salt Lake City, 1911: Sheet 061



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	Digital image copyright 2001, University of Utah. All rights reserved.
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

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
Rights Management	Digital image copyright 2001, University of Utah. All rights reserved.
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; Nasrin Shekarforoosh

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 78	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 78	 N04
528 E 3RD AVENUE	B	1/0 1	1893	REGULAR BRICK	VICTORIAN ECLECTIC	CROSSWING - HALF SINGLE DWELLING	07 78	 N04
531 E 3RD AVENUE	A	0/0 1.5	1909	REGULAR BRICK	BUNGALOW ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	07	 N04

Attachment C
Photographs


TRUE TEMPER
U.S.A.


SALT LAKE CITY
PUBLIC SERVICES