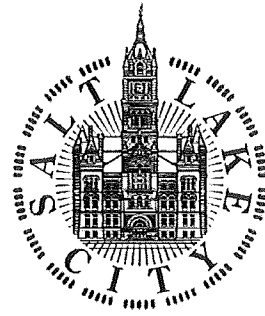


HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

**Meck Residence
Major Alterations
505 E Third Avenue
PLNHLC2012-00384
September 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 August
24, 2012
Agenda posted on the
Planning Division and
Utah Public Meeting
Notice websites August
24, 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 existing “contributing” accessory structure to construct a new two-car garage.

Staff Recommendation

Base on the analysis and findings of this staff report, it is Planning Staff’s opinion the proposal to remove and replace a “contributing” accessory structure would conflict with the objectives of design standards 2, 4, 5 and 8. If the Historic Landmark Commission concurs with the staff analysis and findings relating to the proposal in this staff report then Staff recommends the proposal be denied.

Potential Motions:

Consistent with Staff Recommendation: Based on the analysis and findings listed in this staff report, testimony and proposal presented, I move that the Commission deny the request to demolish the existing “contributing” accessory structure to construct a new two-car garage.

-or-

Not Consistent with Staff Recommendation – Allow complete demolition: Based on the testimony and proposal submitted, I move that the Commission approve the request to replace the existing accessory structure with a new garage with the following findings and conditions (Commissioner then states the findings):

Attachments:
Application
Documentation
Photographs

1. The applicant shall provide archival quality photographs, plans and elevation drawings as necessary to record the structure being demolished.
2. The property owner shall make efforts to salvage or reuse any architectural features and building materials that will be removed.
3. Final details of the design of the proposed garage shall be delegated to Planning Staff.

-or-

Not Consistent with Staff Recommendation – Allow partial demolition:

Based on the testimony and proposal submitted, I move that the Commission approve a partial demolition of the accessory structure with the following findings and conditions (Commissioner then states the findings):

1. Any further additions to the remaining portion of the accessory structure shall be reviewed by the Historic Landmark Commission.
2. The property owner shall make efforts to salvage or reuse any architectural features and building materials that will be removed.
3. The applicant shall provide archival quality photographs necessary to record the accessory structure as it appears today.

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 an existing accessory structure on the property. 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.

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.

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

The analysis for the construction of a new garage has been included separately to allow the Commission the opportunity to make a decision regarding its design should the Commission approve the request to completely demolish the existing accessory structure.

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 or sites 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.

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. The building retains much of its historic massing, materials and simple architectural elements that define its historic function and character. 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.

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"). This accessory structure is particularly significant 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.

Demolition of an Accessory Structure

As a result of this application, questions have arisen with regard to the demolition of accessory structures considered "contributing" in Reconnaissance Level Surveys within the H Historic Preservation Overlay District. The Zoning Administrator has made the determination that until the City Council adopts a definition relating to accessory structures of historical significance and criteria for the review of demolition requests of such structures, the standards for review outlined in Section 21A.34.020G of the zoning ordinance addressing alterations to landmark sites and contributing structures will apply.

Reconnaissance Level Surveys are the most basic approach for systematically documenting and evaluating historic buildings in communities. Typically, buildings are mapped, photographed and documented on standardized state forms. Documentation includes the architectural style, materials, method of construction and presence of outbuildings. The building's condition is noted, including obvious exterior alterations. Finally, the building is evaluated for historical significance, based upon its condition and architectural merit.



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 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, the Commission may wish to consider if there are reasonable measures that can be taken to save the structure from further deterioration or collapse and reused. If a portion of the structure is obviously beyond repair, the remaining or salvageable portion could be evaluated to determine the extent of renovation, rehabilitation or restoration required to obtain a viable structure. On the other hand, the Commission may find the entire structure is in such a deteriorated condition this it is not structurally or economically feasible to preserve, rehabilitate or restore it.

Finding for Standards 2 and 5: Based upon the analysis provided above, staff concludes that the proposal would conflict with the preservation principles, design policy and design guideline 9.1 and consequently the objectives of Standards 2 and 5. The proposal would remove features and spaces that characterize this property and the streetscape and help interpret how the entire site was used historically.

Standards 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;

Analysis and Finding for Standard 3: This standard is not applicable as the proposal is for complete demolition.

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. The building retains much of its historic massing, materials and simple architectural elements that define its historic function and character. 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.

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 as a result of the proposed demolition.

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.

Standard 8

8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Analysis for Standard 8: As discussed above, 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"). This accessory structure is particularly significant 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 for Standard 8: This proposal conflicts with the objectives of design Standard 8 because the historic character of the site and streetscape would be diminished by the removal and subsequent replacement of the accessory structure with a new garage.

Standard 9

9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;

Analysis and Finding for Standard 9: This proposal does not include additions or alterations to the accessory structure. Therefore, Standard 6 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.

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.

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

Accessory Structures

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

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 for Standard 1: 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 for Standard 1: 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.

13.9 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 for Standard 2: 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 for Standard 2: 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.

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.

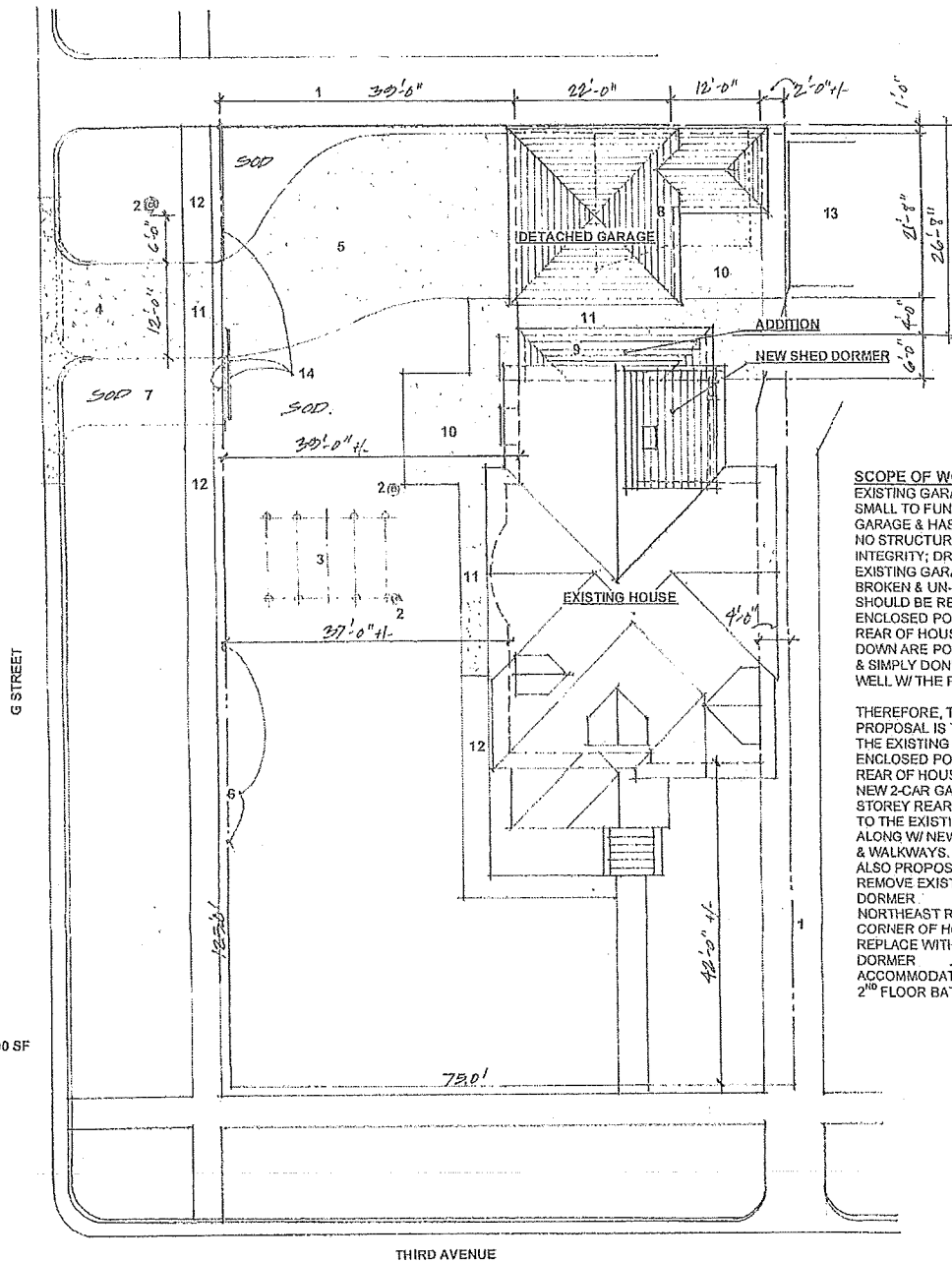
Analysis for Standard 3: Accessory structures in the Avenues District were generally detached, located behind the house, and simple wood structures. The accessory structure is set back from the street and in no way competes visually with the primary façade of the house or the buildings along ‘G’ Street. The location of the garage to the rear of the lot is in keeping with the character of the block and historic district.

Finding for Standard 3: 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 for Standard 4: This application has no subdivision issues.

Attachment A
Application



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

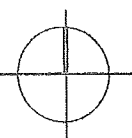
THEREFORE, THE PROPOSAL IS TO REMOVE THE EXISTING GARAGE & ENCLOSED PORCH @ THE REAR OF HOUSE & BUILD A NEW 2-CAR GARAGE & 1-STOREY REAR ADDITION TO THE EXISTING HOUSE, ALONG W/ NEW DRIVEWAY & WALKWAYS.

ALSO PROPOSE TO REMOVE EXISTING DORMER @ NORTHEAST REAR CORNER OF HOUSE AND REPLACE WITH NEW SHED DORMER TO ACCOMMODATE A NEW 2ND FLOOR BATHROOM.

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

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

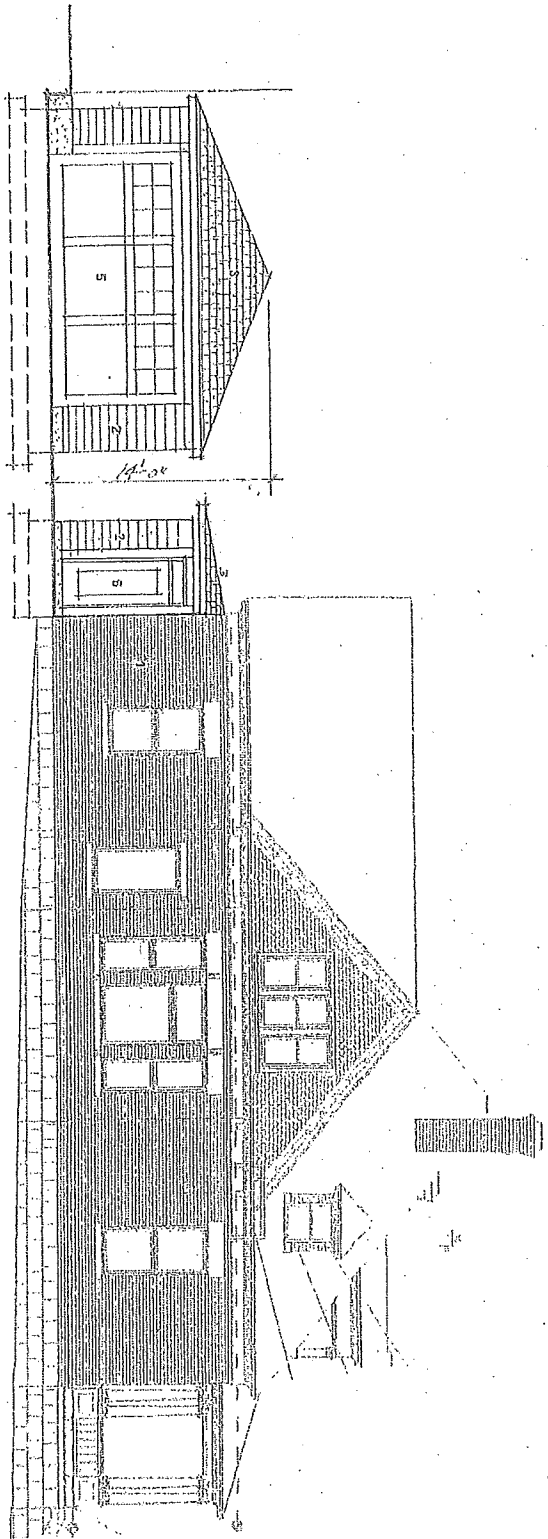


MECK RESIDENCE
ADDITION-REMODEL & DETACHED GARAGE
 505 EAST THIRD AVENUE/ SLC/ UTAH 84103
 JUNE 11, 2012

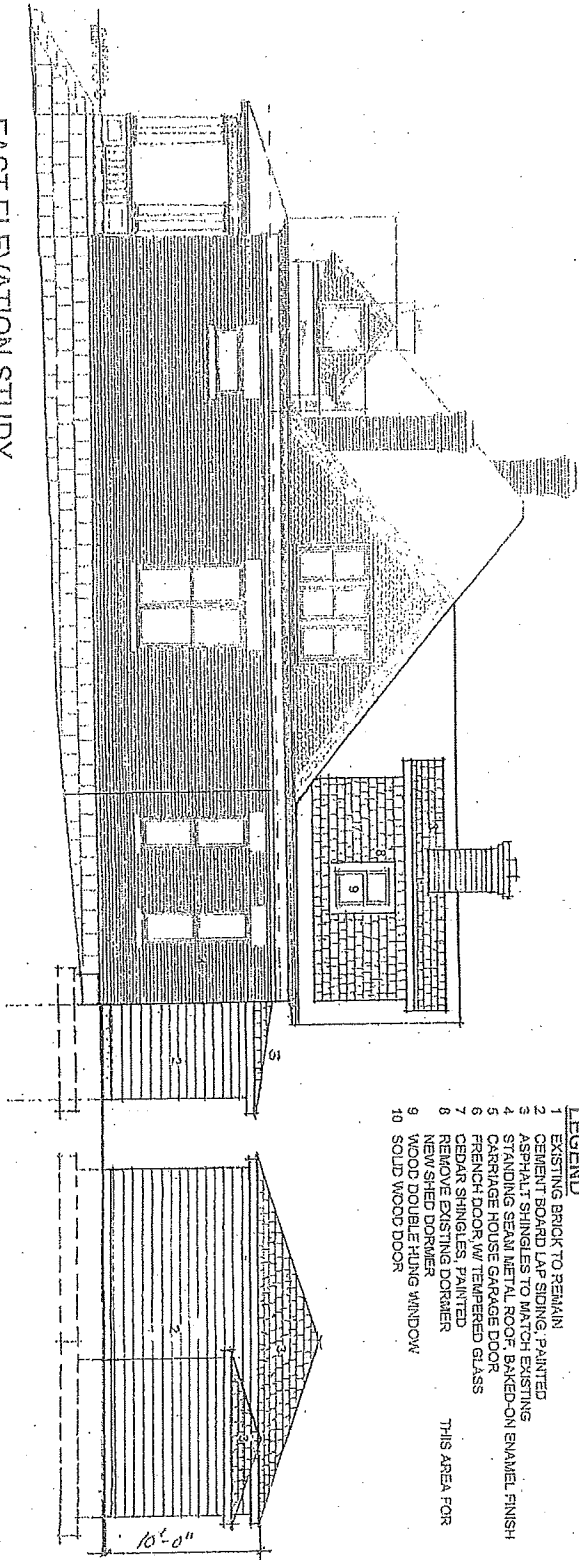
4/23/2012

KIMBLE SHAW
 KIMBLE SHAW LLC ARCHITECTURE/INTERIOR DESIGN
 107 24th Avenue Salt Lake City, Utah 84119
 KIMBLESHAW@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



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



EAST 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/ TINTED GLASS
 - 7 CEDAR SHINGLES, PAINTED
 - 8 REMOVE EXISTING DOWNER
 - 9 NEW SHED DOWNER
 - 10 WOOD DOUBLE-HUNG WINDOW
- THIS AREA FOR
SOLID WOOD DOOR

MECK RESIDENCE

ADDITION-REMODEL & DETACHED GARAGE

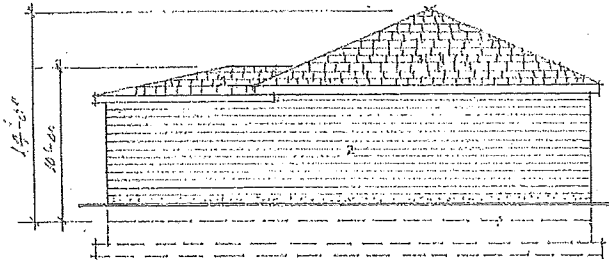
505 EAST THIRD AVENUE/ SLC/ UTAH 84103

JUNE 11, 2012

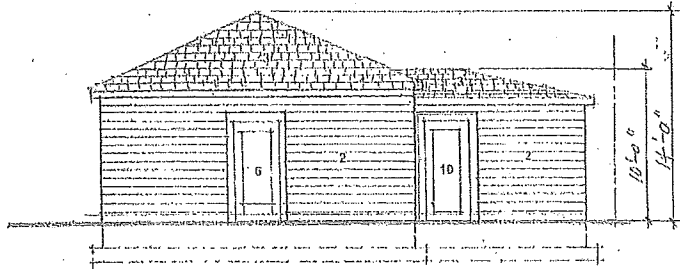
6/28/12

KIMBLE SHAW

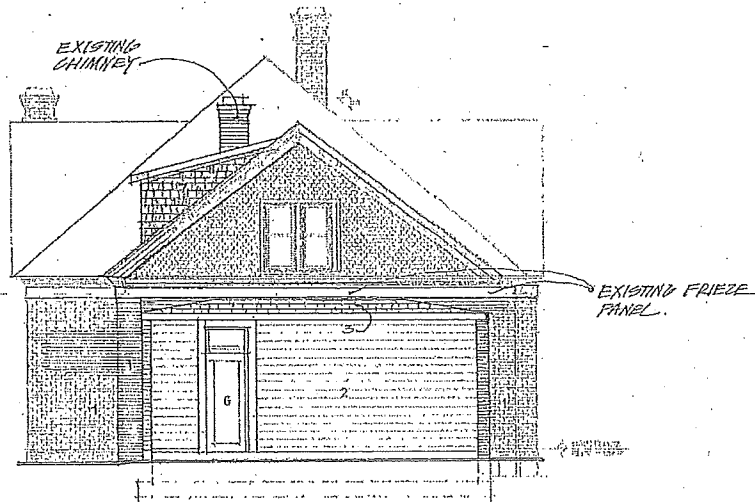
KIMBLE SHAW LLC ARCHITECTURE INTERIORS
2320 A BIRCH CANYON CIRCLE SUITE 200 SALT LAKE CITY UT 84119
KIMBLESHAW@SAIL.COM



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 - ARCHITECTS
2012 EAST 10TH AVENUE SUITE 200
SALT LAKE CITY, UT 84143
801.462.5000

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.

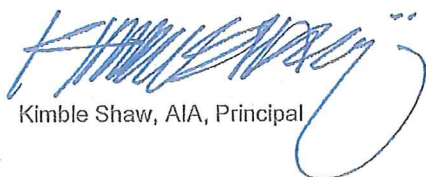
For example, the existing garage doors are in-operable and actually help to support the roof in their closed position. We assume that if the doors are either opened or removed, the roof over the add-on would likely collapse. Furthermore, the entire west wall of the original work shed was demolished to 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.

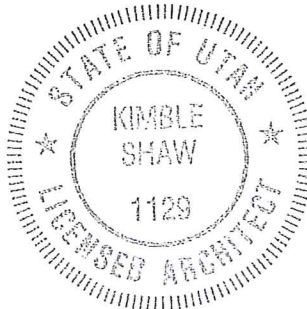
If the existing accessory building remains on the lot, it would not be possible to build a usable 2-car garage, since an accessory structure would already exist and there would be no build-able area available in the rear yard. Therefore, after such analysis on how to best achieve their goals, it is my 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: Occupants:

- | | | |
|---|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other |
| <input type="checkbox"/> Commercial | | |

Building Condition:

- | | |
|---|--------------------------------|
| <input checked="" type="checkbox"/> Excellent | <input type="checkbox"/> Site |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins |
| <input type="checkbox"/> Deteriorated | |

Integrity:

- | |
|---|
| <input checked="" type="checkbox"/> Unaltered |
| <input checked="" type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Major Alterations |

STATUS 3

Preliminary Evaluation:

- | |
|---|
| <input checked="" type="checkbox"/> Significant |
| <input type="checkbox"/> Contributory |
| <input type="checkbox"/> Not Contributory |
| <input type="checkbox"/> Intrusion |

Final Register Status:

- | | |
|--|---|
| <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 4

Photography:

Date of Slides: 5/77

Views: Front Side Rear Other

Date of Photographs:

Views: Front Side Rear Other

Research Sources:

- | | | |
|---|---|---|
| <input type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> City Directories | <input type="checkbox"/> LDS Church Archives |
| <input type="checkbox"/> Plat Records | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> LDS Genealogical Society |
| <input type="checkbox"/> Plat Map | <input type="checkbox"/> Obituary Index | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Building Permit | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> 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.

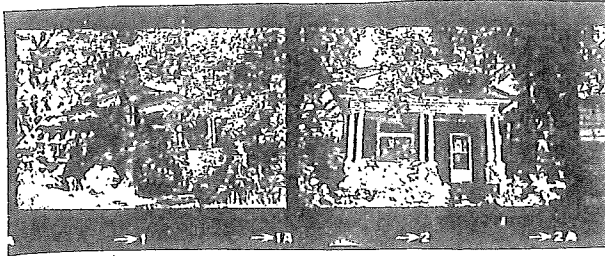
Building Materials: brick

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

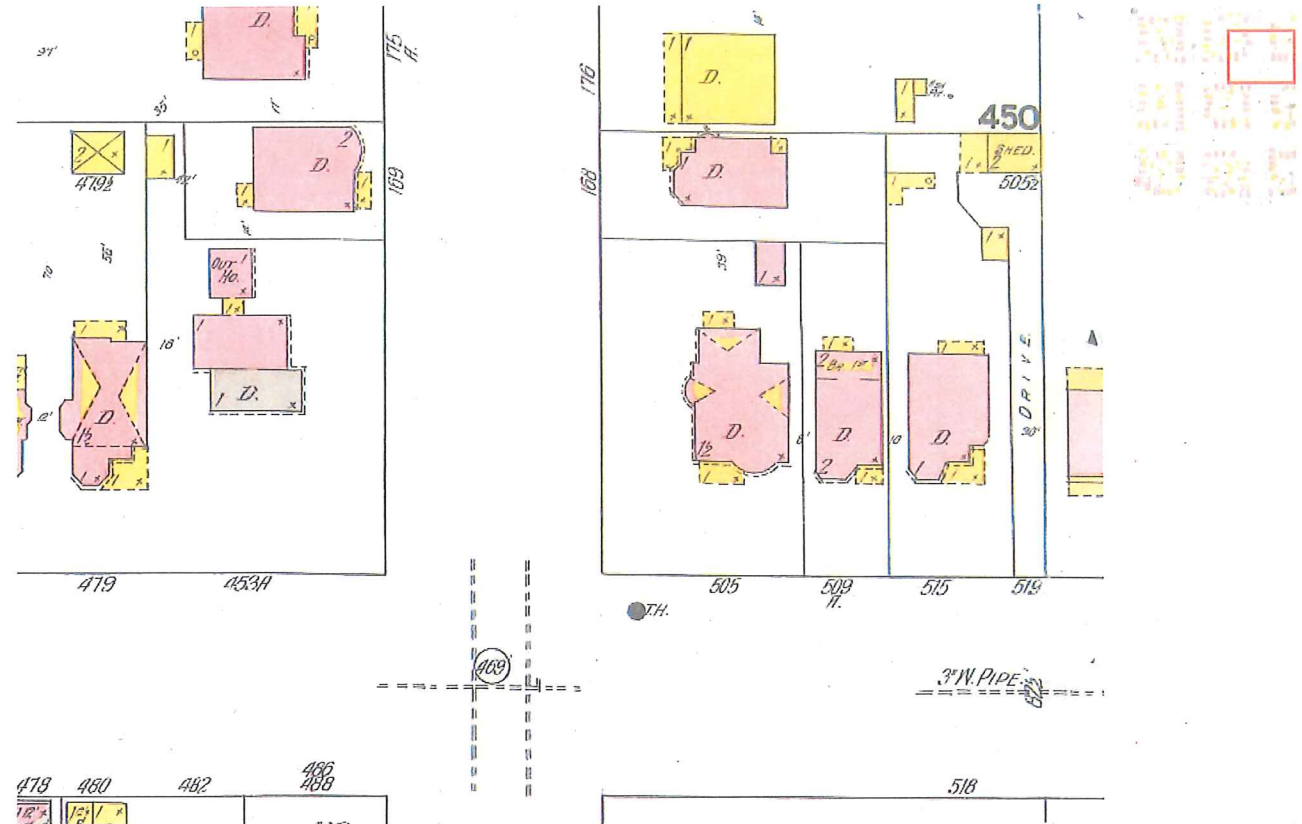
505 3rd Avenue

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.

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

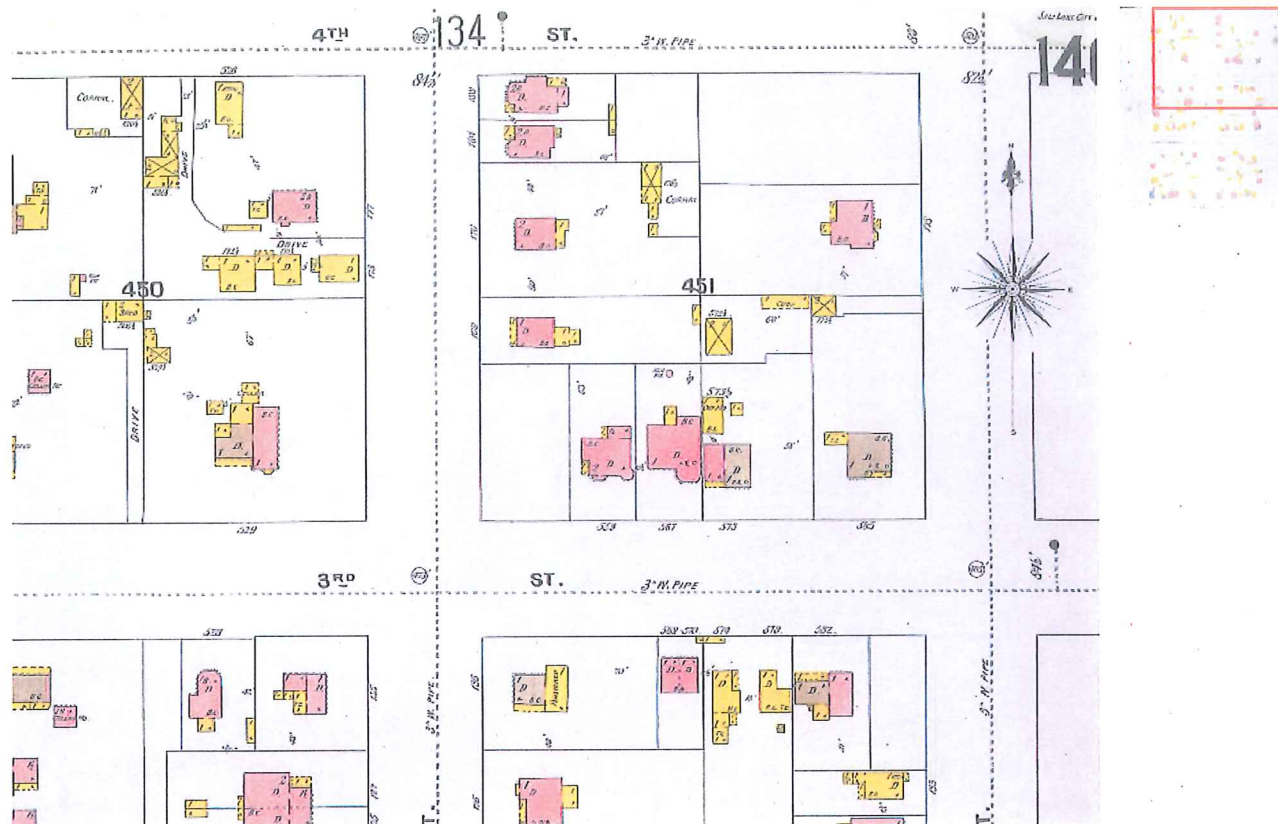
home : browse : advanced search : preferences : my favorites : about : help SHARE

add to favorites : reference url

back to results : previous : next



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 iron, 4) GRAY are stone, 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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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

add to favorites : reference url

back to results : previous : next

*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 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









