

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

168 N. H Street Alterations & Repairs Minor Alteration

PLNHLC2014-00855

Meeting Date: January 15, 2015

Applicant: Charlyn Oyler

Staff: Carl Leith at
carl.leith@slcgov.com or
(801) 535-7758

Tax ID: 09-31-442-007

Current Zone: SR-1A
(Special Development
Pattern Residential)

Master Plan Designation:
Low Density (4-8 units per
acre)

Council District: District 3
– Stan Penfold

Lot Size: Approximately
8276 sq ft

Current Use: Single
Family Residential

**Applicable Land Use
Regulations:**

- 21A.34.020(G)

Notification:

- Notice mailed
12/31/2014
- Sign posted 1/5/2015
- Posted to the Planning
Division and Utah
Public Meeting Notice
websites 12/31/2014

Attachments:

- A. Survey Information
- B. Photographs
- C. Application Materials

Request

This is a request by owner Charlyn Oyler to carry out alterations and repairs to the house located at approximately 168 N. H Street in the Avenues Historic District.

The request is currently the subject of an enforcement case, since work has been carried out prior to any approvals. Specifically, the original brickwork, previously clad in aluminum siding which had been removed by the previous owners, has received a stucco facing.

Staff Recommendation

Based on the analysis and findings of the staff report, it is the Planning Staff's opinion that overall the project largely meets the applicable standards and therefore the recommendation is that the project is approved.

Potential Motions

Consistent with Staff Recommendation: Based on the testimony and plans presented, I move that the Historic Landmark Commission grant the request for a Certificate of Appropriateness for the alterations and repairs as proposed in this application, including a 'stucco' coat applied to the brickwork, repair and replacement of windows, and the repair and rehabilitation of the soffit and fascia, subject to the following condition:

1. Approval of final details is delegated to Planning staff.

Not Consistent with Staff Recommendation: Based on the testimony, plans presented and the following findings, I move that the Historic Landmark Commission deny the request for a Certificate of Appropriateness for the alterations and repairs to the house located at approximately 168 N. H Street in the Avenues Historic District (Commissioner then states findings based on the Standards 1-11, as listed on the following page, to support the motion).

1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

D. Public Comment

3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
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;
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;
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;
10. Certain building materials are prohibited including the following:
 - a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.
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 chapter 21A.46 of this title.

Vicinity Map



Current Status

A code compliance case was opened on December 12, 2014, with case number HAZ2014-03364. The case remains open pending the outcome of this Historic Landmark Commission decision.

Background and Project Description

The subject property, located at 168 N. H Street, is considered a contributing property in the Avenues Historic District, rated as a category “B” by the Avenues historic architectural survey in 2007/8. The residence is identified as the Frederick O. Webb House, “Dutch Colonial Revival/Period Revival: Other”, and dated to 1884 in the survey. The 2007-2008 survey notes aluminum or vinyl siding as the facade material. The previous survey in 1979 also identified the house as contributing and noted the alterations that had taken place, with the following note:

“This is a one-story cottage with a jerkin head roof. The house has been remodeled with new windows, wrought iron porch columns, and aluminum siding possibly covering brick walls.”

Under Statement of Architectural Significance, the 1979 survey makes the following note:

“The Victorian Style, materials, and massing of this house contribute to the architectural character of the Avenues.” (See Attachment A to this report.)

The applicant purchased the property recently, after much of the aluminum siding had been removed, exposing the original brickwork. Some of the aluminum siding has not been removed and is visible around the rear of the house where it has been applied over wood siding (itself possibly applied over brickwork), and also around the front porch. Removal of the siding around the front and sides of the building exposed the original painted brickwork, and the damage created by the masonry nails and their removal. Several areas of the exterior masonry had suffered previous water damage with water penetration through the wall, assumed to be caused by leaks in the previous aluminum wall cladding and aluminum soffit, fascia and drip edge. Work to remove remaining nailing occasioned further damage to the brickwork and mortar coursing. As a result, the applicant as current owner commissioned patch repairs to the sections of water-damaged brickwork and a ‘cement scratch coat’ to the remaining nail-damaged brickwork. The applicant confirms that the intent was to cover and repair previous damage, and to create a more weather-proof and consistent exterior wall surface to receive new paintwork. This work had already been completed when the City was informed about the circumstance, prompting the current compliance action.

Aluminum soffit and fascia cladding was also removed around most of the house by the applicant. This has revealed earlier wood fascia and molding, in variable states of repair. The aluminum siding remains on the front porch, and on the gable of the house behind and above. (See Attachment B - Photographs) The windows are a combination of earlier wood casements in relatively sound condition (earlier photos appear to indicate the previous presence of external storm windows), a couple of apparently original wood framed sliding sashes, two relatively recent aluminum frames and longstanding steel frames to the basement windows.

The applicant’s current plans would retain the aluminum cladding to the front porch and the rear addition. Other proposals have been reviewed and revised in discussion with staff. Proposals, as revised, include the following.

- The new exterior cement ‘stucco’ finish would be retained.
- Initial proposals to re-cover all of the soffit and fascia with new aluminum cladding have been revised. Proposals are now to retain and repair the existing woodwork and molding, replacing to match in material and profiles where this is beyond repair, to remove woodwork installed to support aluminum fascia and soffit, and new molding to complete the transition between wall fascia board and soffit and fascia profiles above.
- Initial proposals to replace all of the windows with vinyl replacements have also been revised. Proposals are now to retain, repair where necessary and upgrade the existing wood casement frames, and to replace the original wood sash window to the kitchen, and the two aluminum frames with either fiberglass or plastic composite frames, and replacement aluminum windows for the current steel basement frames.

The applicant is requesting a Certificate of Appropriateness to retain the cement coat to the facades and to carry out the work as described immediately above.

Public Comments

An initial complaint regarding modifications to the home was submitted to the City by an anonymous source, resulting in the existing code compliance case. One comment has been received by email from a neighboring resident, and forms Attachment D to this report. In summary, the comment laments the covering of the original brickwork and hopes that further alterations respect the character of the structure.

Analysis and Findings

Standards of Review

21A.34.020.G Historic Preservation Overlay District: Standards for Certificate of Appropriateness for Altering 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 shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

Analysis: The use of the structure will remain single family residential. No change is currently proposed.

Finding: Proposals meet this standard.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City **Chapter 3 - Windows**

The objectives of this Standard as it relates to windows are reviewed in the evaluation for Standard 5 below.

Chapter 6 – Architectural Details

The objectives of this Standard as it relates to soffit and fascia profiles are reviewed in the evaluation for Standard 6 below.

Chapter 2 – Building Materials & Finishes

Design Objective

Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary building materials should never be covered or subjected to harsh cleaning treatments.

Design Guidelines

2.1 Primary historic building materials should be retained in place whenever possible.

- Limit replacement to those materials that cannot be repaired.

- When material is damaged beyond repair, match the original wherever feasible.

2.2 Traditional masonry surfaces, features, details and textures should be retained.

- Regular maintenance will help to avoid undue deterioration in either structural integrity or appearance.

Analysis: The primary historic material in this case is brick, although this appears to have been covered by aluminum cladding at least since the 1970s, certainly prior to the designation of the Avenues Historic District, and possibly from early in the fashionable period for this material. Covering the brickwork would have halted periodic inspection and maintenance, both of which are necessary to maintain its integrity and efficiency of this type of traditional masonry construction. Aluminum siding also appears to have contributed to the current condition of the brickwork, possibly compromising its strength and its ability to serve as a weather resistant external facing material, by way of water ingress, additional condensation and a reduced capacity for evaporation. Additional damage has been caused by the means employed to fix the aluminum siding to the masonry, assumed deterioration of masonry nails, and recently by its removal, further compromising the integrity of the brickwork.

Re-exposing the original historic brick walls would be a positive step towards restoring some of the apparent historic character of the building. It seems however that the historic brickwork had been considerably compromised in its ability to continue to serve as a weather-resistant exterior surface. Patch repairs to several areas of water penetration damage, and point repairs across much of the facades to refill sections of brick and mortar lost in the removal of aluminum siding framework and fixings, were required to reinstate some of the performance and role of the brickwork as a weather-resistant façade material and to create a more consistent wall surface.

In this case, the primary historic building material has been retained. There is evidence to support the conclusion that the performance of the historic brickwork had been compromised by its over-cladding, moisture build-up, lack of maintenance and the damage created in trying to remove aluminum cladding, to the point of requiring additional remedial intervention. Alternative options in that context would include:

- patch and point repairs and repainting the brickwork,
- resurfacing the brickwork with an exterior masonry coating, or
- re-cladding the brickwork in a new form of siding.

The last option would reinstate some of the adverse effects of the previous aluminum cladding and the likely continuation of the deterioration of the brickwork. The first option would achieve the required repairs, but leave a much patched wall surface, weakened at various points over most its surface, protected by a paint surface which in itself might highlight the areas of repair. The one chosen by the applicant, the second option, it can be argued, recognized the compromised nature of the historic brickwork, retained an albeit different masonry character and appearance, and applied a more consistent and resilient surface coating and finish.

Finding: The historic brickwork has been covered by a non-historic cladding material. When re-exposed, the historic brickwork has been sufficiently damaged to prompt a re-facing

of the material to reinstate, to the extent practicable, the integrity of a masonry façade. The original material is covered, and the appearance of this feature is altered, although there may be some inevitability given the condition of the brickwork. Additionally, it retains a masonry exterior, which has greater affinity with the original historic material and character of the building than its previous appearance for at least its last 35 years. Overall, and given the circumstances in this instance, staff would conclude that the work to reface the historic brickwork largely accords with the objectives of this standard.

Standard 3: All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;

Analysis: The proposals for this structure comprise several remedial actions to reinstate some of the early character and to secure or extend the future lifespan of the building. No ‘false sense of history or architecture’ is sought here.

Finding: This design standard is not considered to be applicable in this case.

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

Analysis: Alterations to this building, in terms of its aluminum cladding, it would seem took place at least 35 years ago. It is unclear whether they might date back 50 years or more. Nevertheless, the external aluminum cladding was an unsympathetic and potentially damaging alteration to the building, and becomes no more sympathetic, nor less damaging, irrespective of its age. Consequently, Staff would conclude that this alteration had not acquired historic significance.

Finding: This design standard is not considered to be applicable in this case.

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

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City

Chapter 2 – Building Materials & Finishes

The objectives of this Standard as it relates to masonry and brickwork are reviewed in the evaluation for Standard 2 above.

Chapter 6 – Architectural Details

The objectives of this Standard as it relates to soffit and fascia profiles are reviewed in the evaluation for Standard 6 below.

Chapter 3 - Windows

Design Guidelines

3.1 The functional and decorative features of a historic window should be preserved.

Analysis: The current house exhibits several window designs and characteristic and non-characteristic materials. Current proposals would retain, repair where necessary, and

potentially upgrade the wood framed casement windows to the front and the south facade. Given their style and current condition these may not be original windows, although they are sympathetic to the character and appearance of the building, and in relatively sound condition. Two original small wood sash windows to the rear of the building, and two later aluminum replacement windows, would be replaced by fiberglass or composite frames, with the intent of retaining or achieving profiles closer to the original wood frames. Basement steel framed windows, effectively below grade, would be replaced by new aluminum frames to echo current profiles and maximize light.

Replacing the aluminum replacements would not adversely affect the historic character of the building. Replacing the original wood sash windows would affect the integrity of the building, but much less so its apparent character from the street. Replacing the basement windows, essentially below ground level and set back within deep reveals, is not considered to adversely affect the apparent character of the building.

Finding: The functional and decorative characteristics of the majority of the earlier windows in this building would be retained. Proposals meet the objectives of this standard.

Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City
Chapter 2 – Building Materials & Finishes

The objectives of this Standard as it relates to masonry and brickwork are reviewed in the evaluation for Standard 2 above.

Chapter 3 - Windows

The objectives of this Standard as it relates to windows are reviewed in the evaluation for Standard 5 below.

Chapter 6 – Architectural Details

Design Objective

The architectural details associated with a historic building are essential to its character, style and integrity, and should be retained and preserved.

Design Guidelines

6.1 Protect and maintain significant stylistic elements wherever possible.

6.2 If replacement is necessary, design the new element using accurate information about the original features.

Analysis: Removal of aluminum soffit and fascia cladding on the house has revealed original or early wood fascia molding profiles, and what may be previously replaced wood soffit. Wood moldings and sections are in variable states of repair and may in areas require extensive replacement. Original molding profiles have been lost where the soffit meets lower fascia boarding along the top of the façade walls. Wood battens have been added to the fascia

to support the more recent aluminum cladding.

Current proposals would remove these support battens, retain and repair existing soffit and fascia where this can be repaired, replacing to match in material and profiles where it is beyond repair. New wood molding would be attached to close the current gap between the soffit and the walls, and complete the soffit and fascia profile sequence. The approach consequently seeks to protect and maintain these stylistic elements, replacing to match where the existing is beyond repair or is missing.

Finding: In this instance, deteriorated architectural features will be repaired, and replaced to match where repair is no longer feasible. Proposals for the soffit and fascia accord with the objectives of this standard.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;

Analysis: The ‘treatment’ of the brickwork in terms of its recent cement coat has been reviewed in relation to Standard 2 above. Otherwise, no additional cleaning treatments are proposed for the building.

Finding: This design standard is not considered to be applicable in this case.

Standard 8: Contemporary designs 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: Current proposals for the building deal with repair and remedial work to the existing structure, and not the juxtaposition of historic and contemporary designs. This standard does not readily apply to this instance.

Finding: This design standard is not considered to be applicable in this case.

Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration 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: The applicant contends that the alteration to the property, in terms of the recently applied ‘cement scratch coat’, was prompted by the damage to and condition of the original brickwork, subsequent to the application and then the later removal of aluminum siding, and its related deterioration over many years. The deterioration in, and the damage to, the brick walls of the house are a given circumstance. Patch and detailed point repair of the brickwork, finished and disguised by new paint surface, would be the desired option to retain the

expression of the historic integrity of the house to the greatest extent possible. The option chosen here, and the work already carried out, obscures more of the historic integrity in its loss of the form and pattern of the original brickwork. In evaluation, and given the circumstance, staff would conclude that trying to reverse this 'remedial action', in terms of the stucco coat, is unlikely to benefit the structure, and in fact is likely to cause further damage to the original masonry. In this circumstance, and to the extent feasible in this case, aspects of the historic integrity of the structure are retained, while the overall objective of these proposals, as they have been revised, is to reinstate some characteristics of the essential historic form, character and appearance of the building.

Finding: To the degree to which this standard can be applied in this case, staff would conclude that proposals largely accord with its objectives.

Standard 10: Certain building materials are prohibited including the following: vinyl or aluminum cladding when applied directly to an original or historic material;

Analysis: While this standard is limited in its bearing upon the current circumstances, it speaks to the reasons for avoiding such alterations in this and other instances.

Finding: The standard in this case does not directly apply.

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 of this title;

Analysis: No signage is proposed in this proposal.

Finding: The standard is not applicable.

ATTACHMENT A
Survey Information



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

“H” Street — Avenues Historic District (SLC Landmark District)

RLS 2007-2008, PAGE 3

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
168 N H STREET WEBB, FREDERICK O., HOUSE	B 0/1		1884 1916	ALUM./VINYL SIDING	DUTCH COLONIAL REV. PERIOD REVIVAL; OTHER	OTHER RESIDENTIAL SINGLE DWELLING	07 79	N04 N04
173 N H STREET	C 0/0		1898 c. 1985	WOOD SHEET	LATE 20TH C.; OTHER	ROW HOUSE MULTIPLE DWELLING	07 79	ALSO 526, 528, 530 ISLOM PLACE N04
174 N H STREET HARPER, ALMA, HOUSE	B 0/0 1.5		1911	REGULAR BRICK STUCCO/PLASTER	BUNGALOW	BUNGALOW SINGLE DWELLING	07 79	N04 N04
176 N H STREET	B 0/0		1891	REGULAR BRICK STUCCO/PLASTER	VICTORIAN; OTHER	SIDE PASSAGE/ENTRY	07	176-178
SHERIFF, JOHN, HOUSE		2				SINGLE DWELLING	79	N04
177 N H STREET	A 0/		c. 1880	COBBLESTONE	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY	07	c.1900 PORCH, COBBLESTONE COLUMNS
		2	c. 1900	REGULAR BRICK	ARTS & CRAFTS	SINGLE DWELLING		N04
181 N H STREET	B 0/1		1901	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY	07	
BARTLETT, JACOB T., HOUSE		1.5				SINGLE DWELLING	78	N04
183 N H STREET	B 0/0		1906	REGULAR BRICK	BUNGALOW VICTORIAN; OTHER	FOURSQUARE (BOX) SINGLE DWELLING	07 78	N04 N04
HODGERT, ARTHUR W., HOUSE		2.5				SINGLE DWELLING	78	N04
184 N H STREET	B 1/0		1897	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	
		2				SINGLE DWELLING		N04
187 N H STREET	B 0/1		1903	SHINGLE SIDING REGULAR BRICK	VICTORIAN ECLECTIC SHINGLE STYLE	SIDE PASSAGE/ENTRY SINGLE DWELLING	07 78	REHAB 1995-6 N04
		1.5				SINGLE DWELLING		N04
188 N H STREET	B 0/0		1897	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	07	N04
		2				SINGLE DWELLING		N04

?=approximate address

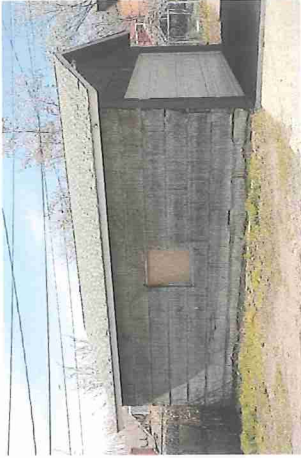
Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alttered D=ineligible/out of period U=undetermined/lack of info X=demolished

AVENUES HISTORIC DISTRICT (SLC Landmark District)
Salt Lake City, Salt Lake County, Utah

RECONNAISSANCE LEVEL SURVEY – 2007-2008
“H” Street, Page 3



168 N “H” Street
B



169? N “H” Street
(outbuilding)



173 N “H” Street
C (aka 526-530 Isom Place)



174 N “H” Street
B



175? N “H” Street
(garage behind 177)



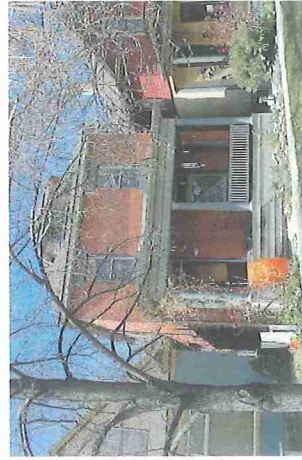
176-178 N “H” Street
B



177 N “H” Street
A



181 N “H” Street
B



183 N “H” Street
B



184 N “H” Street
B



187 N “H” Street
B



188 N “H” Street
B

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

1 IDENTIFICATION

Street Address: 168 H Street Plat D Bl. 51 Lot 2
 Name of Structure: Frederick O. Webb House T. R. S.
 Present Owner: Vowles, H Lynn & Eva W UTM:
 Owner Address: Tax #: 4-721

2 AGE/CONDITION/USE

Original Owner: Frederick O. Webb Construction Date: ca 1884 Demolition Date:
 Original Use: single family Occupants:
 Present Use:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
 Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

3 STAT.

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

4 DOCUMENTATION

Photography: 5/77 Date of Photographs:
 Date of Slides: Views: Front Side Rear Other
 Views: Front Side Rear Other
 Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

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

Salt Lake County Records
 Polk, Salt Lake City Directory, 1884. --

Architect/Builder:

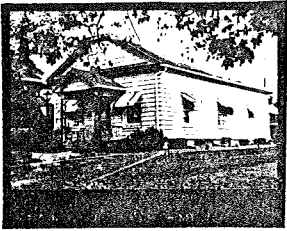
Building Materials: brick/aluminum siding Building Type/Style:

Description of physical appearance & significant architectural features:

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

This is a one-story cottage with a jerkin head roof. The house has been remodeled with new windows, wrought iron porch columns, and aluminum siding possibly covering brick walls.

---Thomas W. Hanchett



Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

The Victorian Style, materials, and massing of this house contribute to the architectural character of the Avenues.

The house had half-a-dozen owners up to the 1940's, and not much is known about any of them. It was built in 1884 for Frederick O. Webb, a long-time clerk for the Oregon Short-line Railroad, and later the Union Pacific Railroad. In the late 1890's he sold it to Richard S. Barnes. In 1908 Barnes sold it to Leopold H. Goldsmith, who owned several bars in Salt Lake City. Ben Harman, his partner in one of the bars, was long involved with prostitution in Salt Lake City. Goldsmith lived in the house for four years. In 1912 he sold it to the Salt Lake City Brewing Company.

The Brewing Company owned the house for five years, and in 1917 transferred ownership to the Cullen Ice and Beverage Company. The Cullen Company in turn sold it in 1920 to the Cullen Investment Company. Matthew Cullen was president of all three companies. In 1920 Cullen Investment Company sold the house to a salesman named Henry Gardner. He owned it until 1935, then sold it to a mailman named Joseph R. Thalman. He owned it until the mid-1940's.

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 00168 H ST

UTM: 13327 13328

Name of Structure:

T. 01.0 N R. 01.0 E S. 31

Present Owner: VOWLES*H*LYNN* & EVA W
168 H ST

Owner Address: SLC, UTAH
84103

Year Built (Tax Record): 1916 Effective Age: 1936 Tax #: 04 0721

Legal Description 01 Kind of Building: RESIDENCE

COM AT NW COR LOT 2 BLK 51 PLAT D SLC SUR; E 10 RDS; S 3 RDS; W 10 RDS; N 3 RDS
TO BEG

STATUS/USE 2

Original Owner:

Construction Date:

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|---------------------------------------|--------------------------------|--|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography: Date of Slides: Slide No.: Date of Photographs: Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

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

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

Researcher:

Date:

ATTACHMENT B
Photographs



AVENUES SURVEY 2007



RECENT - ALUMINUM CLADDING REMOVED



RECENT - ALUMINUM CLADDING REMOVED









KITCHEN WINDOW



CURRENT





CURRENT - FRONT FAÇADE



CURRENT - SOUTH FAÇADE



CURRENT - NORTH FAÇADE



CURRENT - REAR FAÇADE

ATTACHMENT C
Application Materials



HP: Minor Alterations

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: PLNHLC2014-00655	Received By: A Anglin	Date Received: 12/3/14	Zoning: SR-1A
Project Name: 168 N H St. Exterior Repairs			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:

Address of Subject Property:
168 N. H Street

Name of Applicant:
Charlyn Oyler / North American Const

Address of Applicant:
8906 S. Quail Run Dr.

E-mail of Applicant:
charoyler@gmail.com

Applicant's Interest in Subject Property:

- Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
NuVent

E-mail of Property Owner:
joeb.hansen@yahoo.com

⇒ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

⇒ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person: Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
---	---

SIGNATURE

⇒ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:
Charlyn Oyler

Date:
12-3-14

SUBMITTAL REQUIREMENTS

Staff Review

- | | | |
|---|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Project Description (please attach additional sheet)
Written description of your proposal |
| 2. Minimum Plan Requirements | | |
| <input type="checkbox"/> | <input type="checkbox"/> | One paper copy (24" x 36") of each plan and elevation drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | A digital (PDF) copy of the each plan and elevation drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | One 11 x 17 inch reduced copy of each plan and elevation drawing |
| 3. Site Plan | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Site plan (see <i>Site Plan Requirements</i> flyer for further details) |
| 4. Elevation Drawing (if applicable) | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Detailed elevation, sections and profile drawings with dimensions drawn to scale |
| <input type="checkbox"/> | <input type="checkbox"/> | Show section drawings of windows and doors if new windows and doors are proposed |
| 5. Photographs | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Historic photographs of existing building/s (if available) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Current photographs of each façade |
| 6. Materials | | |
| <input type="checkbox"/> | <input type="checkbox"/> | List of proposed materials |
| <input type="checkbox"/> | <input type="checkbox"/> | Provide samples and/or manufactures brochures were applicable |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

168 North H Street

This is a description of proposed and already completed work done on this home.

Our original plan with this home was to clean the exterior and repaint. I went into Planning (room 215) and spoke with a planner about what was expected of us ... what we would need to do to acquire permits to do certain work. I was told that we would need permits for everything except painting. We decided to go ahead and get it ready for paint, since the weather was so nice.

As we examined the exterior of the house, there are actually 3 different facades – the original brick, covered by wood siding, covered by aluminum siding. There is some of each of those finishes left. The aluminum siding had covered the entire house and had been removed from all of it except the back and north east side (bedroom addition), and about 6 ft up from the back on the south side. The wood siding still exists on the south east side (kitchen addition). All siding had been removed from the rest of the house (basically the original structure) before we purchased it. It had not ever been repainted (that we could tell).

When the wood siding was removed, the concrete nails were left in the brick. As we removed the nails, they pulled out large chunks of brick and mortar with them. Also, above almost all the windows on the brick were 1x2s nailed into the brick and concrete. We assume these were put there to nail the siding to. Getting those off also caused more damage – no matter how careful we were. As we cleaned it, we found that more and more of the brick and mortar were crumbling and loose. We felt that we needed to get the surface free of loose brick and mortar so we had a solid surface to paint. Before we had pulled all the nails and thoroughly cleaned the exterior surface we had no intention of doing anything except painting. But, by the time it was cleaned off, both the brick and the mortar were full of holes and gaps and pitted. New paint would have just emphasized the disrepair of the exterior. We were faced with 3 options – paint it anyway and have it look bad, try to patch almost all the brick and mortar (2 different surface appearances), or do a scratch coat. When we chose the scratch coat, we meant no disrespect to the home or the preservation of the area. We just did what we felt would benefit the appearance and structure of the home and, also, keep it consistent with surrounding homes. We did not intentionally avoid getting permission or a permit to do this work. The concrete scratch coat was professionally applied – the house was wrapped with chicken wire, then the concrete was troweled on. We then painted it the color which we had already selected. Again, we weren't trying to avoid the rules.... We were just a little too goal oriented in wanting to complete the exterior of the house while the weather was warm. Hind sight is always 20/20 so it doesn't help to look back, unless you learn what not to do next time.

Soffit Fascia, Raingutters

As we were working on the exterior of the house, we noticed that a lot of the aluminum soffit and fascia was damaged and most of the gutters were bad, so we removed those as we prepared the house for paint. Water damage had occurred inside the house as a result of the damaged drip edge, fascia and gutters. Under the aluminum fascia and soffit was wood fascia (crown molding) and wood soffit. Some of it appears to be rotten wood. Our first intention was to get a permit for aluminum soffit, fascia and rain gutters. We put an application in for a permit for that. I didn't really think anything about the exposed wood, except to cover it up with new aluminum soffit and fascia, until I spoke with Mr. Leith. As we walked around the house, he pointed out that the fascia was actually crown molding and a good percentage of it was probably in good shape. The soffit is also wood and is in fairly good condition. A piece of crown molding matching the fascia would need to be attached between the soffit board and the house to cover a 2"ish gap. There was probably originally crown molding there, but it was removed when the aluminum soffit was put on.

We would propose to repair and replace the existing fascia crown molding with matching crown and cover the 2" gap between the soffit and the home with the same crown molding.

The home would still need new drip edge and gutters. We propose new gutters would be continuous aluminum gutters with down spouts.

Windows

What to do with the windows was a mystery to me, so I was very grateful that Mr. Leith was able to meet with me so that I knew what the parameters were. Following is a description of the existing windows and our plans for them.....

There are 5 original wood casement windows that open into the rooms. They are all the same size (36 x 54) and are in reasonably good condition. A couple of panes of glass are cracked and the wood frames will need to be repaired and painted. They are cute windows and add to the charm of the house, so the cracked panes will be replaced and the wood frames will be repaired and painted.

- *2 windows are in the front of the house (family room) – 1 on each side of the door.

- *1 window on the south side (family room)

- *2 windows on the south side with a 4x4 beam separating them (dining room)

These 5 casement windows will be repaired, painted and caulked. They will not be replaced.

There are 2 wood single-hung windows – one in the bathroom (back/east side of the house) and one in the kitchen (south side rear). Both windows are very damaged. Mr. Leith has a picture of the bathroom window, but we thought the kitchen window would be repairable. The window sill in the kitchen window went above the bottom of the frame of the window so we could not see the bottom of the window. We removed the sill and there is considerable damage to the bottom frame of the window. The weight cords are broken and one of the

weights is missing. (A picture is attached separately). I'm pretty sure that neither one of these windows has been operational for many years.

There are also 2 aluminum windows (1 in each bedroom) on the north side of the house main floor (single-slide).

We would propose to replace these 4 windows (kitchen, bathroom, and 2 bedrooms) with either a composite (ie Amsco Renaissance) or fiberglass paintable or pre-painted (Milgard Ultra) frame windows (brochures of both are attached). These 4 windows would be white. Besides considering which type of window will be the most appealing historically, the size of the frame also needs to be considered. The frames need to be narrow enough to fit in the area of the existing surround. I will do more research on these windows, but will not make a decision or apply for a permit until it is cleared with Preservation.

There are 6 basement windows that are 'at' or 'below' grade. They are steel and are in very poor condition. The window in the laundry area just has a broken piece of plexiglass in it. None of the windows are operational.

We would propose to replace these windows with new aluminum windows. Because of the small size of the window, they will be more aesthetically pleasing with the smaller aluminum frame, rather than a vinyl window with bigger frames. They will also more closely blend with the character of the house. (brochure is attached)

I really feel that the integrity of the history of the home will be achieved by making the improvements to the exterior that I have listed above. Even though I had not had even a whisper of a thought about doing anything except aluminum for the soffit and fascia, I am now excited about fixing and replacing the crown moldings. I think that by doing these things, it will not only renew the historic value and charm of the home, it will also benefit the neighborhood.



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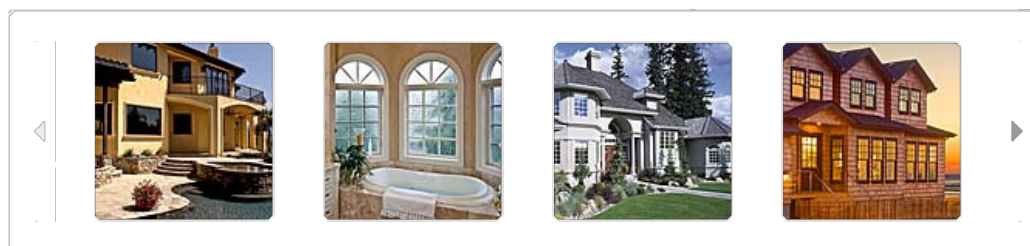
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Photo Gallery (6 images)



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December 20, 2013

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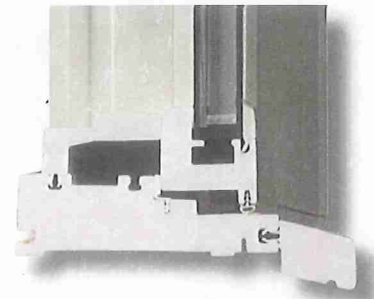
The dawn of a new era in windows has arrived, and it's guaranteed to change the way you think about windows in your home. With the new Renaissance® Series windows from AMSCO®, you can now have elegant beauty and energy efficiency in your home without the maintenance that comes with wood.

Renaissance Composite

Made with a composite material, Renaissance Series windows are more than just an attractive addition to the interior and exterior of your home. They are

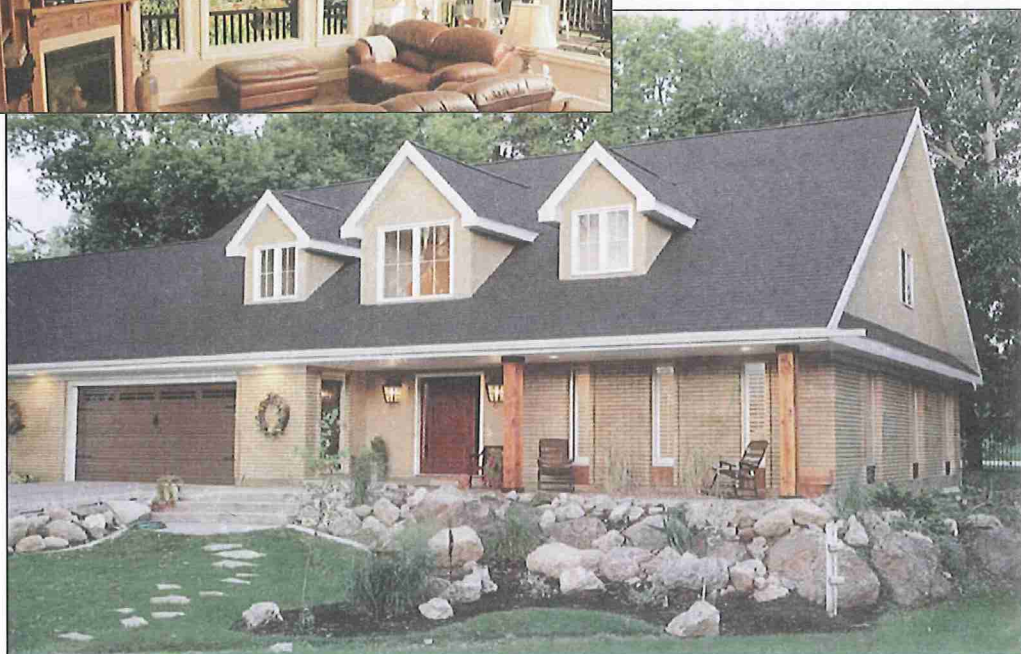
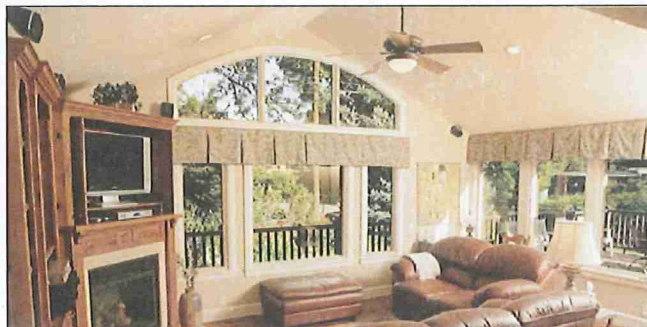
designed and constructed to withstand even the harshest conditions, season after season. Just look at everything this revolutionary material has to offer:

- Can be shaped to various shapes and sizes
- Will not absorb moisture
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- Offers superior dimensional stability
- Maintains stability even in high-heat environments
- Can be easily recycled



When you see the Renaissance Series name, you know that it has surpassed the following industry-standard tests:

- Weatherability
- Air Infiltration
- Water Resistance
- Dimensional Stability
- Impact Resistance
- Weight Tolerance
- Tensile Strength
- Corner Strength



Quality Construction. Superior Aesthetic Design.

Frame Size

Solid 4 9/16 inch frame provides strength and durability. (Extension for 6 9/16 inch jamb available)

Lasting Color and Wood Veneer Options

The smooth finish of the composite material takes on the look of finely painted millwork that won't peel, fade or chalk like paint. Choose from six charming colors. And, if you prefer the look of wood, a pine veneer interior is also available that can easily be stained or painted to meet your décor needs.

Hardware

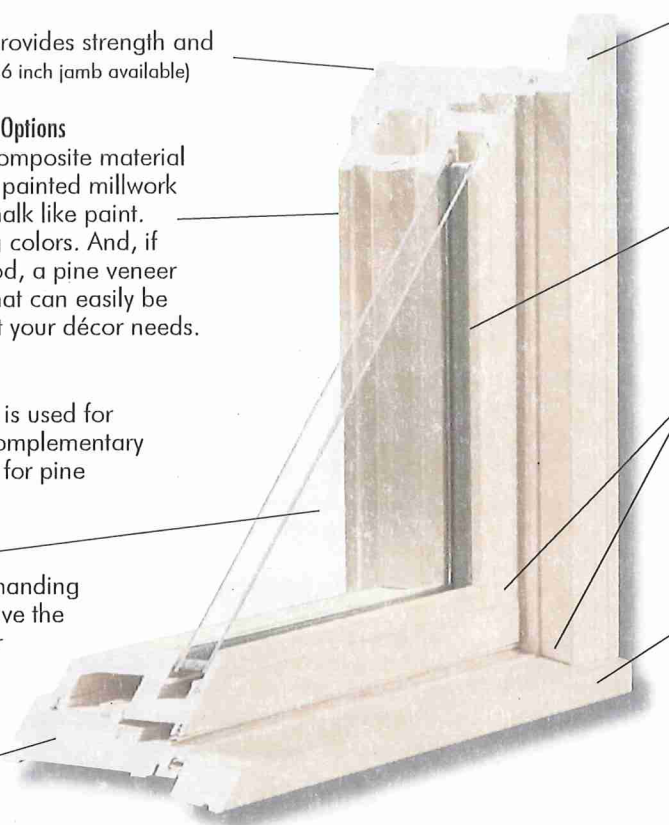
Color matching hardware is used for our interior finishes and complementary hardware can be selected for pine interior options.

The Best in Glass Options

From mild climates to demanding weather conditions, we have the glass options to meet your needs with our CözE line of performance glass options.

Resin Composite

The composite material used in Renaissance windows is a mix of thermoplastic resins and manufactured to look as good as wood without the maintenance—all encapsulated with our SuperCapSR® technology.



SuperCapSR Finish

Encapsulated with an acrylic-based capstock, the composite material won't peel, fade or warp, resists scratching and can be easily cleaned with just soap and water.

Warm Edge Technology

7/8 inch or optional 1 inch warm edge spacer system in dual- or triple-pane IG units, reduces condensation and provides energy efficiency.

Wood Joinery Techniques

Wood joinery techniques can be found in all Renaissance Series windows, providing attractive tongue and groove frame corners and mortise and tenon sash corners for superior structural strength.

Custom Sizing

All Renaissance Series windows can be custom-sized to the nearest 1/8 inch increment to fit any architectural style and meet your customized window replacement needs.

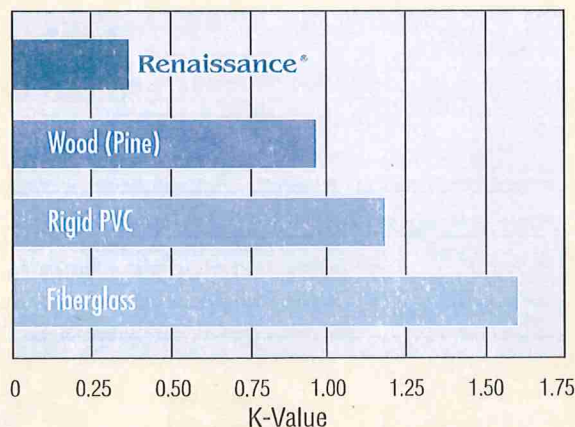
Muntins/Grids

Choose from several muntins/grid styles and patterns to customize the look of your home with grids between the glass or surface-applied, simulated divided lite grids.

The Ultimate in Energy-Efficiency and High-Technology Glass.

Superior Thermal Performance of the Composite Frame

Much of the heat a home loses can be through the frame of the windows, not just the glass. Renaissance composite windows, made of a solid composite material, perform even better than the already efficient vinyl and wood windows when it comes to K-Values, or the amount of heat going in and out of a home through the frame. The lower the K-Value, the less heat is transferred, and the Renaissance composite outperforms the other more commonly used frame materials, making your home even more energy efficient.



*Source: Mikron Industries, NFRC and independent lab data

Warm Edge Spacer

Warm edge technology uses state-of-the-art materials to eliminate contact between inside and outside window components. This advanced insulation technique increases overall thermal efficiency and decreases condensation.

Safety Glass Capability

Because we're one of the few manufacturers with our own on-site tempering furnace, we can maintain our own high quality control standards for our safety glass, as well as avoid unnecessary delays. It all adds up to better safety glass, quicker delivery and higher customer satisfaction.



Aluminum Windows

★★★★☆ Read all 66 reviews



4 / 5



For years, architects and builders have specified aluminum windows for their overall strength and lasting value. Because of their rigidity, durability and narrow frames, aluminum windows can be configured into a wide variety of combinations that maximize views.

Benefits of Aluminum Windows

- Long-lasting, reliable operation
- Strong and durable
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Standard Aluminum

Aluminum Windows

Superb strength and stability and ideal for the mild Southwest climates.

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Aluminum windows also are popular because of their low maintenance. They won't rust or rot. You don't have to paint them. And they're available with tough anodized or baked-on finishes. The downside of aluminum windows in the past was that they weren't very energy efficient. Aluminum readily conducts heat and cold. In cold weather, your home's heat seeps out through the sash and frame. Today, better quality aluminum windows, equipped with thermal breaks, separate the interior and exterior surfaces of the window to improve their energy efficiency.

PRODUCT REVIEWS

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
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 *This review is from Thermally Improved Aluminum Series Windows.*

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The appearance and quality of Aluminum Thermal Break Windows exceeds windows of other materials.

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¹ Standard Aluminum Windows are only available in Arizona, California and Nevada. Contact your local Milgard dealer for details.

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Leith, Carl

From: ann.carter [anncarter59@gmail.com]
Sent: Saturday, January 03, 2015 4:39 PM
To: Leith, Carl
Subject: 168 N H Street

Dear Carl,

I am writing regarding the property at 168 N H Street and the request for alterations. I live 2 houses away, at 176 H Street.

I was disappointed that the new owners stuccoed over the brick. The aluminum siding that had previously covered the exterior was removed by the previous owners and the old brick revealed. I assumed the home would be restored to its original condition but then found out that it had been bought to flip.

Maybe the stucco can no longer be removed.

I would at least hope that the new owner could build a porch that is in keeping with the design and age of the home.

I have lived in my H street house for over 25 years and am pleased with the slow progress that has been made in restoring the homes on the street.

Hopefully with your help the new owners of 168 H will respect the integrity of the historic neighborhood.

Sincerely,

Ann Carter

ATTACHMENT D
Public Comment