

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

355 North Quince Street
Major Alteration – Inline Addition and Garage
PLNHLC2015-00186

Special Exception – Over height Addition
PLNHLC2015-00212

Meeting Date: May 14, 2015

Applicant: Dave Richards
Architects

Staff: Anthony Riederer at
anthony.riederer@slcgov.com
or (801) 535-7625

Tax ID: 08-36-282-016

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

Master Plan Designation: Low
Density Residential
(5-15 dwelling units per acre)

Council District: District 3 – Stan
Penfold

Lot Size: Approximately 0.31 acres

Current Use: Single Family
Residential

Applicable Land Use Regulations:

- Major Alteration:
21A.34.020(G)
- Special Exception: 21A.52.060

Notification:

- Notice mailed 5/1/2015
- Sign posted 5/4/2015
- Posted to the Planning Division
and Utah Public Meeting Notice
websites 5/1/2015

Attachments:

- A. City Survey Records
- B. Photographs
- C. Site Plan, Elevations, and
Renderings
- D. Public Comment

Request

This is a request by the Dave Richards Architects, as architect representing the property owner, Polly Hart, to construct a two story addition to the rear of the existing house, to construct a new garage, and for miscellaneous site improvements on property located at approximately 355 N Quince Street, in the Capitol Hill Historic District. This addition is taller than the allowed maximum height in the underlying zoning and would require a special exception to exceed this limit.

Staff Recommendation

Based on the analysis and findings of the staff report, it is the Planning Staff's opinion that the project generally meets the applicable standards and therefore, recommends the Historic Landmark Commission approve the requests and delegate approval of additional design details to staff.

Potential Motions (Major Alteration & Special Exception)

Consistent with Staff Recommendation: Based on the findings listed in the staff report, testimony and plans presented, I move that the Historic Landmark Commission approve the request for a Certificate of Appropriateness, to construct a two story addition to the rear of the existing house including the request for a Special Exception allowing the addition to exceed height allowed by base zoning by approximately 5.5 feet., to construct a new garage, and for miscellaneous site improvements on property located at approximately 355 N Quince Street, in the Capitol Hill Historic District. Review and approval of design details modified as a result of negotiations between the Utah Heritage Foundation and property owners are delegated to staff.

-or-

Not Consistent with Staff Recommendation (Major Alteration): 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, to construct a two story addition to the rear of the existing house, to construct a new garage, and for miscellaneous site improvements on property located at approximately 355 N Quince Street, in the Capitol Hill Historic District. (Commissioner then states findings based on the applicable Standards 1-11, as listed on the following page, to support the motion).

	<ol style="list-style-type: none"> 1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment; 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; 3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed; 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: <ol style="list-style-type: none"> 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.
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Potential Motions (Special Exception)

Not Consistent with Staff Recommendation (Special Exception): Based on the testimony, plans presented and the following findings, I move that the Historic Landmark Commission deny the request for a Special Exception allowing the addition to the rear of the home located at approximately 355 N Quince in the Capitol Hill Historic District to exceed height allowed by base zoning by approximately 5.5 feet. (Commissioner then states findings based on the appropriate of the Standards A-G, as listed below to support the motion).

- A. Compliance With Zoning Ordinance And District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.
- B. No Substantial Impairment Of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.
- C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.
- D. Compatible With Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.
- E. No Destruction Of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- F. No Material Pollution Of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.
- G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter. (Ord. 73-11, 2011)

Vicinity Map



Background and Project Description

The subject property located at 355 North Quince Street is considered a contributing property in the Capitol Hill Historic District, and is rated an “A” according to the City’s latest survey records. The residence is an important example of domestic architecture built in the carpenter’s gothic style. The house was built in approximately 1884 and features frame construction and features ship lap siding and significant wood detailing. The house was originally constructed at 163 West 4th South, and was moved to the site in 1975. In an earlier survey, completed by Diana Johnson, the steep gables, corner wood quoins, decorative bargeboard, and Eastlavian porch treatment are specifically identified as character defining elements of the house. Copies of the city’s reconnaissance-level surveys of the property are attached in Attachment A.

The applicant is requesting a Certificate of Appropriateness construct a two-story inline addition in the rear yard, a new garage, and miscellaneous site improvements. Though the proposed addition is large in scale, relative to the existing house, there is an extent to which this is more a function of the small footprint of the original (476 square feet), than an expression of spatial largess on the part of the proposed addition. The proposed addition is set back on the lot, diminishing its visual impact from the public right of way, and would be connected to the original house by a distinct ‘link’ identifying it as contemporary construction. The proposed garage is designed in a sympathetic style to the existing house and proposed addition and is well-positioned as a subordinate structure to the primary. Given the size of the site, after the proposed addition and garage, the buildings would be well-within the lot-coverage limits provided by the underlying zoning.

Measuring approximately 28 feet in height, the existing house is taller than would be allowed within the underlying zoning. Some of this height stems from the fact that the main floor elevation is set approximately 3.5 feet above finish grade. Though main floor elevation of the addition has been lowered approximately 2 feet to mitigate its height, it still exceeds the height of the original by approximately 1.5 feet. This height is necessary to allow for the use of normal-height windows, which enable all of the addition to have access to much needed natural light and ventilation. This additional height is mitigated by the fact that the addition is set back from the original structure by a connector module. The additional height should not be noticeable from the public right of way, as per the renderings in Attachment C.

There is an easement on this property held by the Utah Heritage Foundation. This easement gives them significant rights related to modifications to the façade and site. UHF has indicated several design changes they would like to see to the proposal. These changes can be negotiated between the parties in the coming weeks and all of the types of changes desired fall within the standard purview of administrative review by staff.

Public Comments

As of the date of this staff report, three public comments were received regarding the proposals. Two in support of the proposal as presented and one suggesting modifications to the proposed design. These comments can be found in Attachment D.

Analysis and Findings – Major Alteration

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 property will remain single family residential. No change is proposed.

Finding: The standard is met.

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 8 - Additions

Design Guideline 8.1 – An addition to a historic structure should be designed in a way that it will not destroy or obscure historically important architectural features.

Design Guideline 8.8 – Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.

Chapter 9 – Accessory Structures

Design Guideline 9.2 – New accessory buildings should be constructed to be compatible with the primary structure.

Analysis: The module connecting the historic house to the contemporary addition is conscientiously inset from the edge of the facades to allow a visual break and to enable the preservation of the decorative millwork on the rear entry porch.

The primary exterior façade material, wood lap siding, is a key character defining feature of this Carpenter Gothic property, and similar contemporary materials are to be used on the addition.

The proposed garage is designed in a simplified architectural style, highly compatible with the primary structure. It will be finished with the same painted wood siding and feature

modest architectural ornament, painted to match the primary structure. Though the garage will have capacity for two cars, the detailing on the doors and building enable it to remain human-scaled and complimentary to the overall composition of the site.

Finding: The addition will successfully maintain and compliment the historic character of the original house. The proposal meets this standard.

Standard 3: All sites, structure 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;

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

Chapter 8 - Additions

Design Guideline 8.11 – A new addition should be kept physically and visually subordinate to the historic building.

Design Guideline 8.13 – On primary facades of an addition, a ‘solid-to-void’ ratio that is similar to that of the historic building should be used.

Design Guideline 8.16 - The roof form and slope of the addition should be in character with the historic building.

Analysis: The proposed addition is connected to the historic house by a distinct module which is in-set from the facades to create a distinct visual break. The connecting module will also feature a distinct façade treatment, giving further indication of distinction between the historic house and the contemporary addition.

The front-facing façade of the historic house will see no changes whatsoever, and the other publicly visible facades, those facing north and the south, will maintain a similar pattern of fenestration to the historic house, while accounting for contemporary needs for light and air. The addition, while thoroughly complimentary to the historic house, does not seek to create the false impression that it is original to the property.

The roof form and slope of the addition matches that of the historic house. Though the roofline of the proposed addition will be approximately 1.5 feet taller than the historic house, because it is set back on the lot the difference in height shouldn't be overtly perceptible from the public right of way.

The proposed garage is designed in a complimentary style to the primary structure, without seeking to create the illusion that it is a product of the same time period as the primary structure.

Finding: This standard is applicable and the proposal meets the standard.

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

Analysis: The proposal does not include any alterations or additions that have acquired historic significance.

Finding: The standard does not apply.

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

Design Guideline 2.1 – Primary historic building materials should be retained in place wherever feasible.

Chapter 8 - Additions

Design Guideline 8.9 – Original features should be maintained wherever possible when designing an addition.

Analysis: The proposed addition extends from the least-public façade of the historic house – that facing the rear of the property. Furthermore, the module that connects the contemporary addition to the historic house is intentionally inset to allow for the preservation of the character-defining decorative millwork on the rear entry porch.

The proposed garage, as new construction, does not interact with any distinctive features, finishes and construction techniques or examples of craftsmanship that characterize this historic property.

Finding: Care has been taken to respect the primary building materials of the historic house and to preserve distinctive features and examples of craftsmanship. This standard has been met.

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

Analysis: The proposal does not include modification to deteriorated architectural features.

Finding: The standard does not apply.

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 proposal does not include treatments of existing historic materials.

Finding: The standard does not apply.

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: Though the proposed addition is contemporary in terms of the time in which it is being designed, the style in which it is designed is reflective of the style of the existing house.

Finding: This standard does not apply.

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.

Design Guideline 8.2 – An addition should be designed to be compatible in size and scale with the main building.

Design Guideline 8.3 – An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.

Design Guideline 8.4 – A new addition should be designed to be recognized as a product of its own time.

Design Guideline 8.5 – A new addition should be designed to preserve the established massing and orientation of the historic building.

Design Guideline 8.11 – A new addition should be kept physically and visually subordinate to the historic building.

Analysis: Though the proposed addition is of significant size, it remains subordinate to the original structure and respectful of the materiality and character of the property and surrounding neighborhood. Further, the alteration is on the least-public façade of the house, that facing the back of the property. The proposed addition respects the massing of the building, and allows for the orientation of the building to remain towards the street, with a secondary entrance on the south façade.

The proposed addition extends from the back of the property and is set apart, both physically and through materiality, by a connecting module. This minimizes the visual impact on of the addition on the historic structure while allowing the original proportions and character to remain the prominent feature of the site.

The proposed addition is also designed in complimentary style to the original, though,

because it is connected to historic structure by a distinct module, it remains identifiable as a product of its own time. This physical distance created by the connecting module allows the proposed addition, though larger than the original house, to appear subordinate to the historic building from the public right of way.

The proposed garage has no impact on the materiality of the original house and could be removed in the future. Its impact on the site is dubious, given that the site itself is not germane to the historic nature of the property.

Finding: The proposed addition is differentiated from the original house and care has been taken to ensure that it is compatible in massing, size, scale, and architectural features. The proposed garage is appropriately scaled, is designed in a complimentary style, and is a reversible change. This standard has been met.

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

Analysis: The proposal does not include the use of vinyl or aluminum cladding applied to original or historic material.

Finding: The standard does not 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: Signage is not part of this proposal.

Finding: The standard does not apply.

Analysis and Findings – Special Exception

Standards of Review

21A.25.060 Special Exceptions: General Standards and Considerations for Special Exceptions: No application for a special exception shall be approved unless the planning commission or the planning director determines that the proposed special exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain special exceptions.

(Note: As per 21A.24.080(C)(6)(b), requests for additional building height for properties located in an H historic preservation overlay district shall be reviewed by the historic landmarks commission which may grant such requests subject to the provisions of [the Historic Preservation Overlay District].)

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

Analysis: The use of this property will remain single-family residential which is a permitted use in the underlying zoning. The proposed addition will be in harmony with all provisions of the underlying zoning, save for the Special Exception being requested to exceed the height by one foot five inches which is requested for the purposes of design compatibility.

Finding: This standard is applicable and the proposal meets the standard.

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

Analysis: The proposed addition will not have a significantly impact the surrounding properties and should have no negative effect on their value or price-appreciation potential. In fact, the willingness of property owners to reinvest in their property (through affirmative maintenance, renovations, and additions, for instance) typically has a positive effect on the future price appreciation of surrounding properties and the neighborhood as a whole.

Finding: This standard is applicable and the proposal meets the standard.

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

Analysis: The proposed addition is designed to be complimentary to the historic house and to blend successfully among the surrounding houses. Though the proposed addition is taller than the underlying zoning would allow, the designer has taken steps to mitigate this additional height. These steps include setting the addition back from the historic house with a connecting module and lowering the main floor elevation 2 feet below that of the existing

house. No secondary effects on the public health, safety or general welfare are anticipated.

Finding: This standard is applicable and the proposal meets the standard.

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

Analysis: With the completion of the proposed addition, the use of the property will remain single-family residential. This is a permitted use in the underlying zoning and the use to which the site has been put for decades. No incompatibility is anticipated, nor will the proposed addition impact the develop ability of any neighboring property.

Finding: This standard is applicable and the proposal meets the standard.

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

Analysis: As addressed in the previous section of analysis the proposed addition, will not result in the destruction, loss, or damage of historic features of significant importance. The site indicated for the proposed addition is previously modified and urbanized land. It does not feature natural or scenic elements of significant importance.

Finding: This standard is applicable and the proposal meets the standard.

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

Analysis: There is no basis to believe that the construction of the proposed addition will cause material pollution to the air, water, soil, or generate undue noise or any other type of pollution.

Finding: This standard is applicable and the proposal meets the standard.

Standard G: Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.

Analysis: This project is subject to the additional standards set forth by the Historic Preservation Overlay District. Compliance with the applicable standards of this district has been demonstrated in the previous analysis, pertaining to the request for a Certificate of Appropriateness for Major Alteration and New Construction.

Finding: This standard is applicable and the proposal meets the standard.

ATTACHMENT A
Reconnaissance Level Survey Information

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 355 Quince

UTM: 802 802

Name of Structure:

T.01.0 N R.01.0 W S. 36

Present Owner: SLC Corporation

355 Quince St.

Owner Address: SLC, UT 84117

Year Built (Tax Record): 1900

Effective Age: 1930

Tax #: 01 3377

Legal Description

01

Kind of Building: residence

com at NE cor lot 4 blk 113 plat a SLC sur S 5 rds W 10 rds N 5 rds E 10 rds to beg

STATUS/USE 2

Original Owner: Thomas Quayle

Construction Date: ca. 1881

Demolition Date: moved

October 1975

Original Use: residence

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

Historic Period

National Register

Multi-Resource

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs 1980

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records/Map

City Directories

Utah State Historical Society

BYU Library

Tax Card & Photo

Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLC Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

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

Researcher: Henry O. Whiteside

Date: 1980

Architect/Builder:

Building Materials: frame; ship lap siding; concrete

Building Type/Style: Carpenter's Gothic

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

The 1½ story Thomas Quayle House was moved to its present location in October of 1975. An important extant example of the Carpenter's Gothic Style, it has been restored for use as the Utah Heritage Foundation Headquarters, and is entirely compatible with the architectural flavor of the neighborhood. The steep gables, corner wood quoins, decorative bargeboard and Eastlavian porch treatment contribute to the Carpenter's Gothic character.

Diana Johnson

Statement of Historical Significance:

Construction Date: ca.

According to information provided by the Utah Heritage Foundation, this home was built about 1884 by Thomas Quayle. His parents were converted to the L.D.S. Church while residing in the Isle of Man. Thomas had been born here in 1835. The family came to America in 1841, settling in Nauvoo. They came to Utah in September, 1847, with the John Taylor company. Thomas and his brother, John went to California to mine for gold. While in California they became involved in freighting goods from Sacramento to the mines. They continued their freighting business when they returned to Utah. Thomas died June 1920, in Salt Lake. This house was moved to its present site in 1975. It was originally located at 163 West 4th South.

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

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
344 N QUINCE STREET HUHL, CHARLES W.	B	0/0	c. 1904	REGULAR BRICK	20TH C.: OTHER	OTHER APT./HOTEL	06	MAJOR ALTERATIONS: DRASTIC FAÇADE MODIFICATION IN 1952 N05
		3	c. 1952			MULTIPLE DWELLING	05	
347 N QUINCE STREET MCQUIRE, MICHAEL A., HOUSE	B	0/1	1925	CLAPBOARD SIDING	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	06 05	UHF EASEMENT N05
348 N QUINCE STREET WATNOUGH, WILLIAM, HOUSE	B	0/0	c. 1868	SHIP-LAP SIDING BRICK:OTHER/UNDEF.	PERIOD REVIVAL: OTHER	CENTRAL PASSAGE SINGLE DWELLING	06 05	MAJOR ALTERATIONS 1930 N05
352 N QUINCE STREET ARTHUR, MARY F., HOUSE	B	0/0	c. 1900	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	06 05	UHF EASEMENT N05
355 N QUINCE STREET QUAYLE, THOMAS, HOUSE	A	0/0	c. 1872	DROP/NOVELTY SIDING	VICTORIAN GOTHIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	06	MOVED FROM 163 W 400 S; UHF EASEMENT; SLC REGISTER N05
364 N QUINCE STREET PLATTS, JOHN, HOUSE	A	1/0	c. 1858	REGULAR BRICK STONE:OTHER/UNDEF.	CLASSICAL: OTHER VERNACULAR	CROSSWING - DOUBLE SINGLE DWELLING	06	UHF EASEMENT; SLC REGISTER; CENTRAL PASSAGE WITH WINGS NR05
365 N QUINCE STREET FLOWER-THYGESSEN,	B	0/0	c. 1870	ADOBE BRICK REGULAR BRICK WOOD:OTHER/UNDEF.	VICTORIAN: OTHER 20TH C. COMMERCIAL	OTHER RESIDENTIAL SINGLE DWELLING	06 05	MAJOR ALTERATIONS; CONST DATES: 1870/1921; COMBO OF 3 SEPARATE BLDGS N05
366 N QUINCE STREET OLESON, ANNA MATILDA, HOUSE	B	1/1	c. 1893	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	06 05	
368 N QUINCE STREET PLATTS, JOHN, HOUSE	B	0/1	c. 1890	STUCCO/PLASTER REGULAR BRICK SHINGLE SIDING	20TH C.: OTHER	OTHER APT./HOTEL SINGLE DWELLING	06 05	CONSTRUCTION DATE: PRE-1898; 368-370 N
369 N QUINCE STREET	A	0/0	c. 1900	CLAPBOARD SIDING	VICTORIAN: OTHER	FOURSQUARE (BOX) SINGLE DWELLING	06	UHF EASEMENT N05
373 N QUINCE STREET OLSEN HOUSE	B	0/0	c. 1910	REGULAR BRICK	20TH C.: OTHER	DOUBLE HOUSE / MULTIPLE DWELLING	06 05	REAR OF 369; NEWER ROOF LINE; CONST DATES: 1911-1914

?=approximate address

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



344 N Quince Street
B



347 N Quince Street
B



348 N Quince Street
B



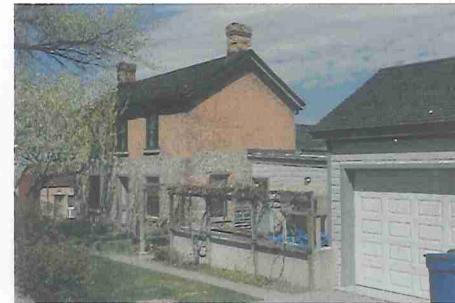
352 N Quince Street
B



355 N Quince Street
A



364 N Quince Street
A



364 N Quince Street
(side)



365 N Quince Street
B



366 N Quince Street
B



368 N Quince Street
B



369 N Quince Street
A



373 N Quince Street
B

ATTACHMENT B
Photographs



© dave richards photography

355 QUINCE ST. ADDITION
DAVE RICHARDS ARCHITECTS
3.19.15

VIEW FROM QUINCE STREET



© dave richards photography

EAST ELEVATION

355 QUINCE ST. ADDITION
DAVE RICHARDS ARCHITECTS
3.19.15



NORTH ELEVATION

355 QUINCE ST. ADDITION
DAVE RICHARDS ARCHITECTS
3.19.15



WEST ELEVATION

355 QUINCE ST. ADDITION
DAVE RICHARDS ARCHITECTS
3.19.15



355 QUINCE ST. ADDITION
DAVE RICHARDS ARCHITECTS
3.19.15

SOUTH ELEVATION



333 Quince



347 Quince

Nearby Garages for Comparison

348 Quince



352 Quince



Nearby Garages for Comparison



366 Quince



378 Quince

Nearby Garages for Comparison



Nearby Garages for Comparison



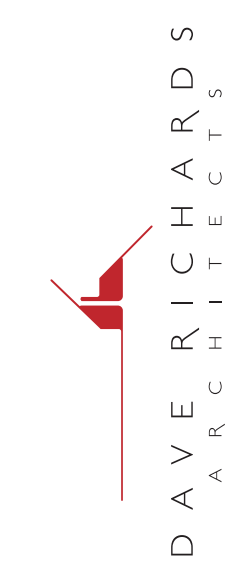
Nearby Garages for Comparison

ATTACHMENT C
Site Plan, Elevations, and Renderings

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PROJECT: 15-01
DATE:
REVISIONS:

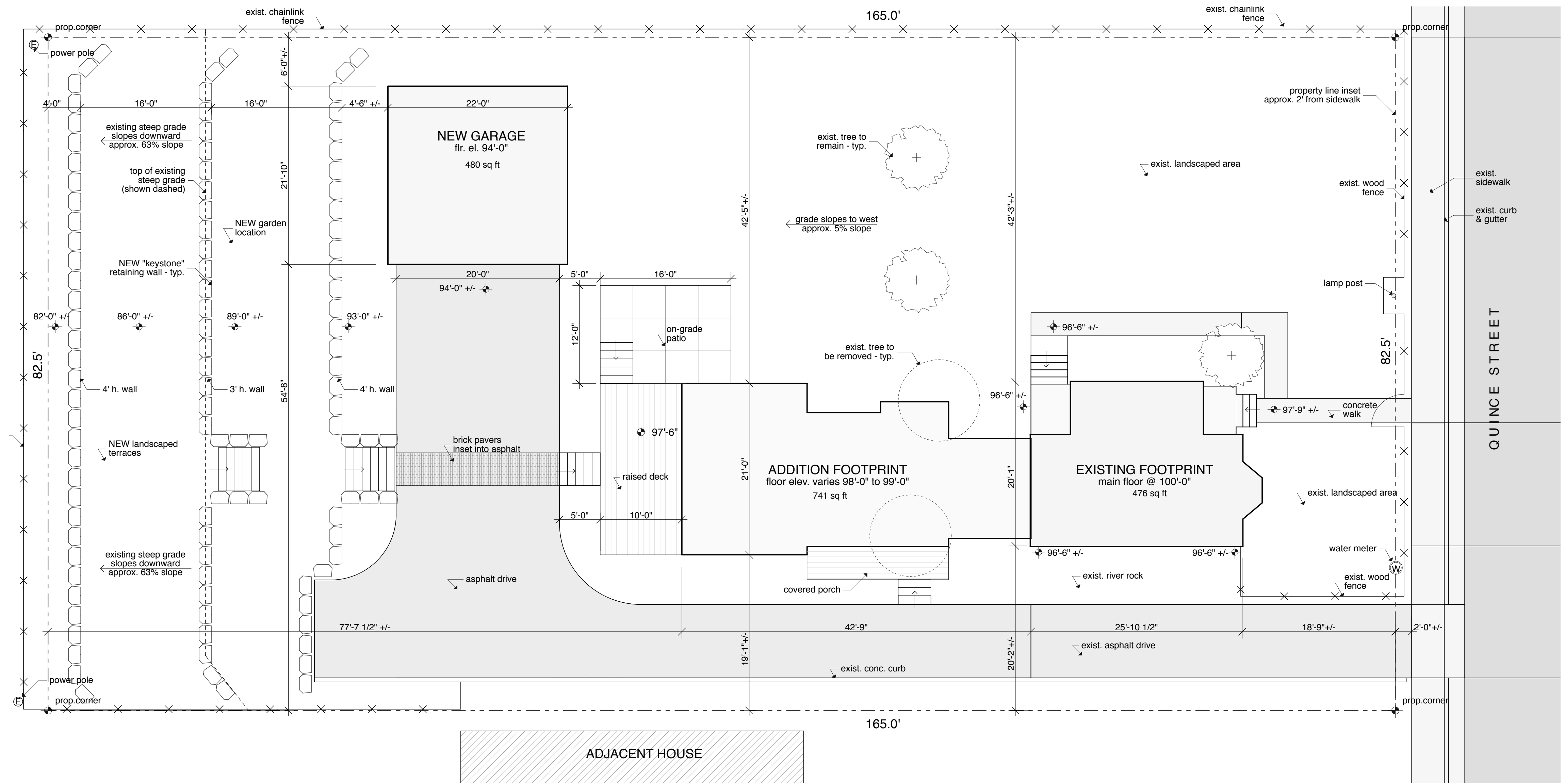
DAVE RICHARDS ARCHITECTS INC.
1399 south 700 east, suite 17-d p.o. box 526064 salt lake city, utah 84152-6064
v: 801.466.1396 email: dave@daverichards-architects.com



HLC & UHF REVIEW SET - 3-19-15

QUAYLE HOUSE ADDITION
355 QUINCE ST., SLC, UTAH

AS-101



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

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PROJECT: 15-01
DATE:
REVISIONS:



VIEW FROM NORTH

NOT TO SCALE



VIEW FROM QUINCE ST.

NOT TO SCALE



VIEW FROM SOUTH

NOT TO SCALE



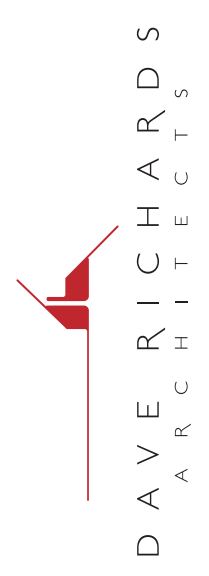
2ND VIEW FROM QUINCE ST.

NOT TO SCALE

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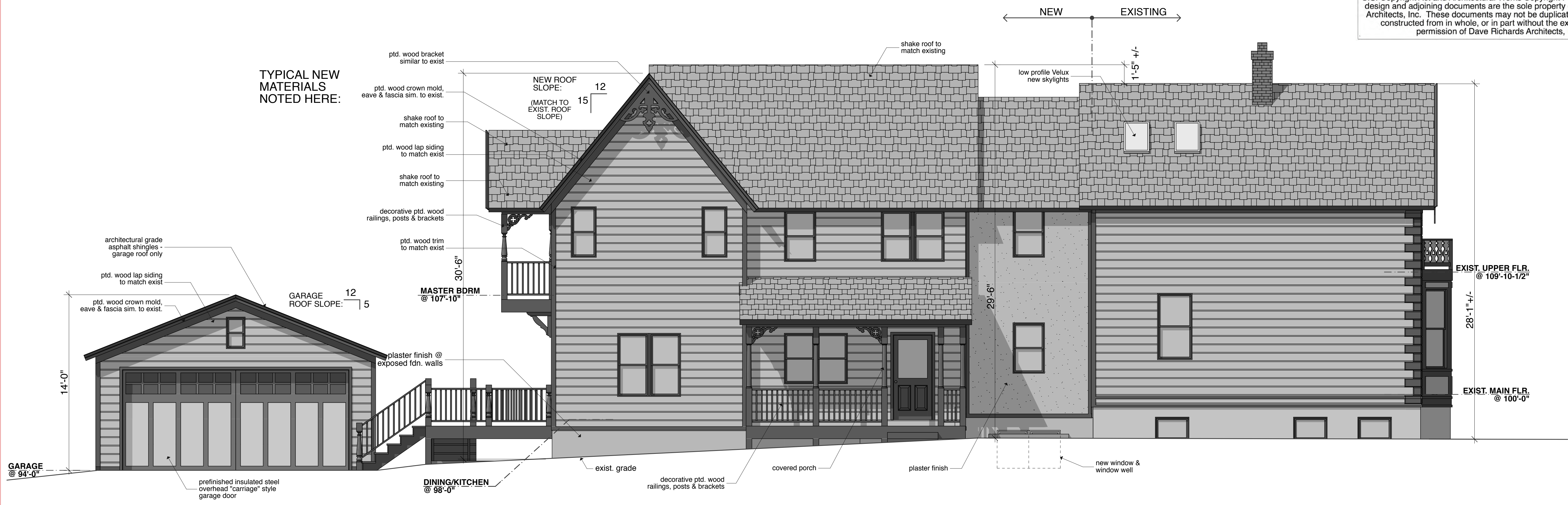


QUAYLE HOUSE ADDITION

355 QUINCE ST., SLC, UTAH

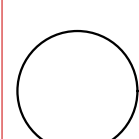
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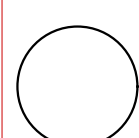
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



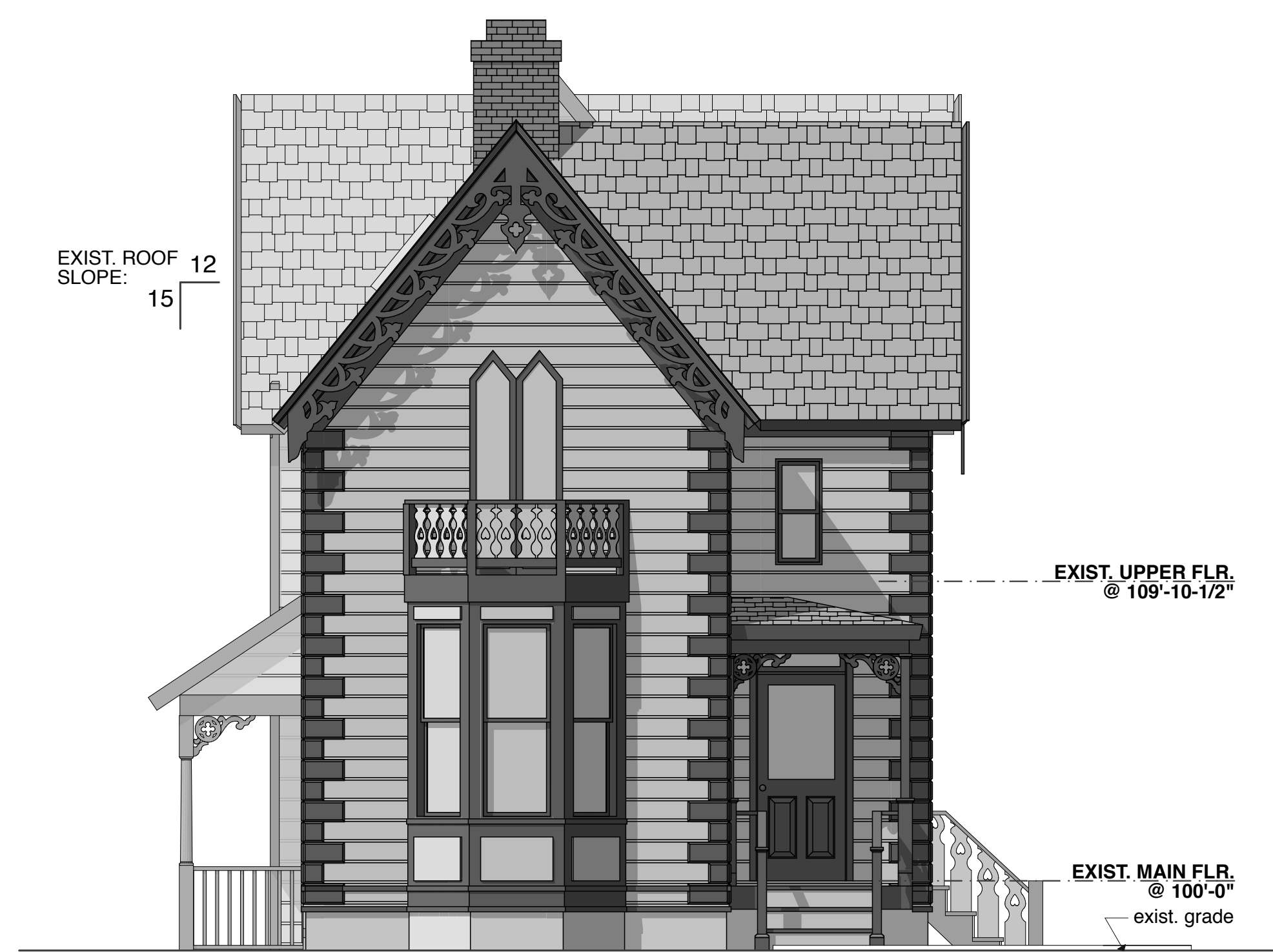
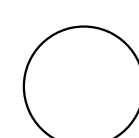
GARAGE SIDE ELEVATION

NOT TO SCALE



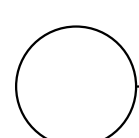
WEST ELEVATION

SCALE: 1/4" = 1'-0"



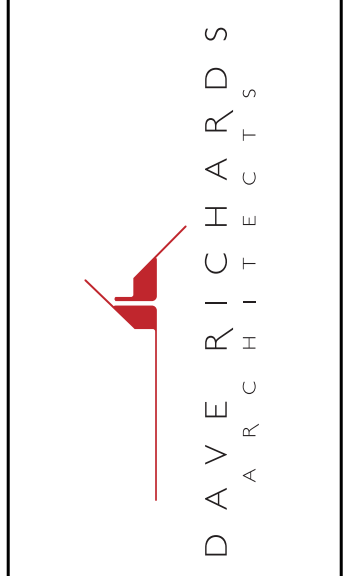
EAST ELEVATION

SCALE: 1/4" = 1'-0"



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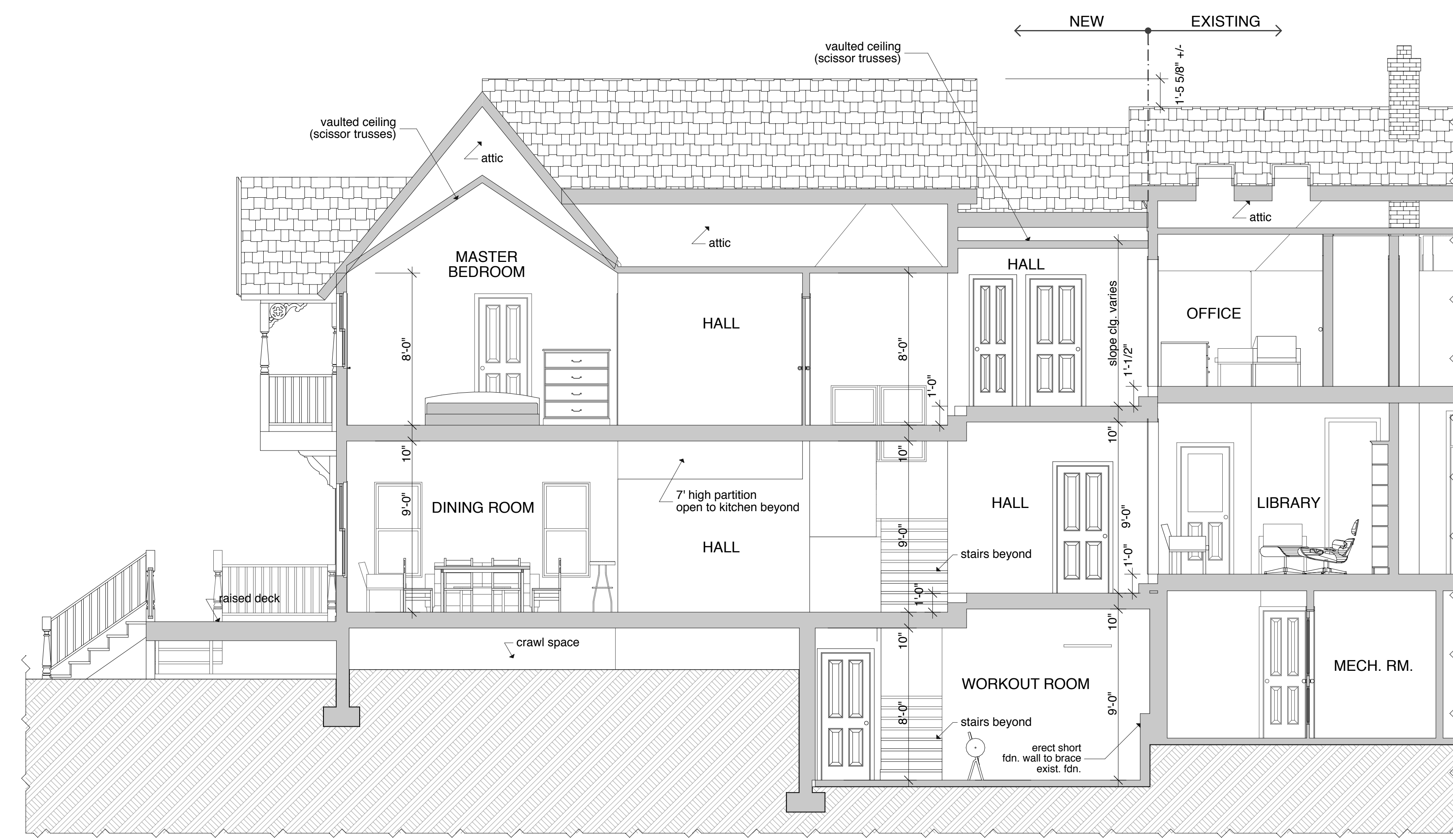
QUAYLE HOUSE ADDITION
 355 QUINCE ST., SLC, UTAH

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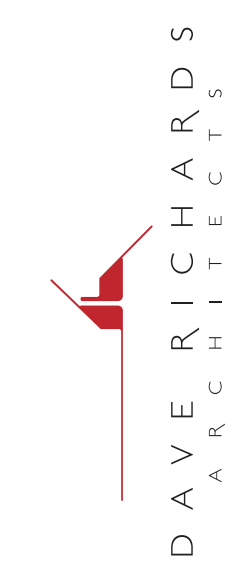


NORTH ELEVATION
SCALE: 1/4" = 1'-0"



A1 EAST-WEST SECTION
SCALE: 1/4" = 1'-0"

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QUAYLE HOUSE ADDITION
355 QUINCE ST., SLC, UTAH

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ATTACHMENT D
Public Comment

Riederer, Anthony

From: Wally Cooper [wally@crsa-us.com]
Sent: Monday, May 04, 2015 10:43 PM
To: Riederer, Anthony
Cc: Polly Hart; Dave Richards
Subject: Addition to residence

I have had the opportunity to review the plans and elevations for the addition to Polly Hart's home and the construction of a garage to the back of the property. I wish to go on record as supporting the addition and the garage. I think the design is appropriate and consistent with the architecture of the original building. While the footprint for the building will double, I do not see another alternative that is more appropriate. The project is to the rear of the original house and the lot and therefore will not directly impact the original architecture.

Appropriate steps have been taken to distinguish the original house from the addition. The neighborhood and the houses within our neighborhood need to be continually updated and maintained. I commend Polly for her willingness to do this project and invest in the neighborhood.

Wallace N. Cooper, AIA, LEED
Senior Principle



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Riederer, Anthony

From: david pettigrew [rivergandi@gmail.com]
Sent: Monday, May 04, 2015 11:37 PM
To: Riederer, Anthony; Polly Hart
Subject: pollys house addition.

i have lived next to polly hart in a house i own for 20 years. during that time i have seen polly take care of a house in an ultimately historical fashion. she has never deviated with one nail or screw from the way the house was built. her house was built next to a previous park. it always makes this house look too small and uncomfortable. it looks out of place. i was over joyed when she told me they wanted to increase this home to something of normal size. it will not change the outside front of the home only the back where there is loads of room to build. i feel that the quail home is really just too small for people to live in in this day and age comfortably. why not make this house more useful and valuable. it is not even in its original location.. lets make this neighborhood for the people who struggle to afford some of the almost overbearing restrictions more valuable and useful. if you are worried about the house will look after pollys reformations move it back to its original place before it was moved. nothing this neighbor plans or has ever done or will do will not be in the interest of everyone. she is a great neighbor and i think her plans are far overdue for her house. i put my full absolute and unquestionable support behind her integrity. lets show some good judgement and trust and let this move forward. david steven pettigrew 365 quince north of polly and the person with the greatest visible exposure to what she does. i trust her why dont you and enjoy the beautiful benefits she has planned. thank you. any questions address them to rivergandi@gmail.com



April 28, 2015

Historic Landmark Commission
Attn: Michelle Moeller, Senior Secretary
451 S. State St., Rm. 406
P.O. Box 145480
Salt Lake City, UT 84114-5480

RE: 355 N. Quince Street, SLC - Proposed addition and garage

Dear Commissioners:

At your May 14 meeting, your agenda includes review of a proposed addition and new garage for the property at 355 N. Quince St. in the Capitol Hill Historic District. Utah Heritage Foundation holds a preservation easement on the property which requires the review and approval of the foundation's Historic Properties Committee. The committee reviewed the proposed plans at their meeting on April 8, 2015 and is forwarding their comments and suggestions for the proposed addition and garage to the commission for your consideration.

The committee appreciated the thought and design that went into protecting the historic integrity of the original home and differentiating the addition and the connector from the original house and is supportive of the concept of making a compatible addition to the building. Committee members were in agreement that the massing of the addition, change in planes, and break in rooflines adhere to *The Secretary of the Interior's Standards for Rehabilitation's* recommendations for new additions. The committee's only recommended change to the proposed plan is to use wood siding on the connector instead of introducing a new material (i.e. cement plaster) into the design.

After reviewing the proposed garage design, the committee members were in agreement that the design was not compatible with the historic home. The committee's recommendation is to begin design with the concept of a garage designed more closely to resemble a carriage house and provided some suggestions to accomplish this:

- Change the roof pitch to match the pitch of the historic house with taller side walls. The committee acknowledges this would require the Historic Landmark Commission's waiver for overall design as it does not conform to base zoning standards.
- Change the style of the garage doors and/or change from one large garage door to two separate garage doors.
- Remove the window in the front gable.

April 28, 2015
355 N. Quince Street
Page 2

Another suggestion made by the committee was to go in a different direction and design a garage with a flat roof and a parapet across the front as was common for carriage houses of the period. The owners expressed they do not want a flat roof garage.

Utah Heritage Foundation is providing you with this information to provide context in the approval process. We encourage you to take into consideration these suggestions during your discussion. If the commission wasn't able to approve the entire project at the meeting, it would be helpful in streamlining the process for these owners if the commission could delegate authority on final detailed design decisions to staff as needed. Following the meeting, we would be happy to work with staff to then finalize a design appropriate to all parties.

Sincerely,



Elizabeth Bradley-Wilson
Assistant Director