



Staff Report

**PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT**

To: Salt Lake City Historic Landmark Commission
From: Amy Thompson, Associate Planner
amy.thompson@slcgov.com
Date: July 16, 2015
Re: **PLNHLC2015-00305** – 1030 E 2nd Avenue: Contributing Status & Facade Renovations

MAJOR ALTERATIONS

PROPERTY ADDRESS: 1030 E 2nd Avenue
PARCEL ID: 09-32-456-010
HISTORIC DISTRICT: Avenues Local Historic District
ZONING DISTRICT: CN (Neighborhood Commercial)
MASTER PLAN: Low Density

REQUEST: Dave Richards, the architect representing the property owner, is requesting approval for Major Alterations to the front facade of a commercial building located at 1030 E. 2nd Avenue. The property was constructed in 1955 and is listed as a contributing building in the 2007 Avenues Reconnaissance Level Survey conducted and 2013 supplement; however, the applicant is asking that the Historic Landmark Commission reevaluate the contributing status of the building and change the status to non-contributing.

The Major Alterations request includes covering the existing brick wall surfaces with sandstone panels, replacement of the fascia, replacement of all existing storefront windows, replacement of the storefront entry door and new sandstone entry columns. This type of request must be reviewed as a Major Alteration. The building is located within the Avenues Historic District and the CN (Neighborhood Commercial) zoning district.

RECOMMENDATION: As outlined in the analysis and findings in this staff report Planning Staff's opinion is:

Contributing status be retained: The building located at 1030 E 2nd Avenue is a contributing structure and meets the definition and criteria for a contributing structure as defined in section 21A.34.020(B) and 21A.34.020(C)(10) of the zoning ordinance. Planning Staff agrees with the findings of the 2007 Avenues Reconnaissance Level Survey and 2013 supplement survey and recommends that the Historic Landmark Commission reconfirm the contributing status of the building.

Approval of fascia replacement: The replacement of the fascia generally meets the applicable standards with conditions.

Windows be repaired or appropriately replaced: Staff recommends that repair and insulation of the existing storefront windows is considered as an option over replacement. If it's determined the windows are beyond repair, Staff recommends that replacement of the storefront windows be approved with the conditions as noted in the recommended motion.

Remaining alterations: Exterior cladding/door replacement/columns be denied: The remaining proposed alterations on the site, namely the proposed exterior wall cladding, door replacement, and new entryway

columns fail to meet the applicable Zoning Ordinance Standards. The following is a recommended motion consistent with this recommendation:

MOTION (consistent with Staff Recommendation):

Based on Staff’s analysis and findings listed in this staff report, and the information in the 2007 & 2013 Avenues Reconnaissance Level Surveys, The Historic Landmark Commission finds that the building’s character defining features are intact and I move to reconfirm that the building located at 1030 E 2nd Avenue is a “B” rated contributing structure to the Avenues Local Historic District.

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Historic Landmark Commission approve the request for a Certificate of Appropriateness for the fascia and replacement of the storefront windows subject to the conditions:

- 1. New aluminum fascia will not extend/project beyond the profile of the existing fascia.**
- 2. Repair and or upgrading the energy efficiency of the existing storefront window will be pursued as an option before replacement is considered. If it is determined windows are beyond repair, the replacement storefront windows will have a similar window fenestration to the existing storefront windows and final details are delegated to Staff.; and;**

to deny the request for a Certificate of Appropriateness for the proposed exterior wall cladding, door replacement and new entryway columns at 1030 E 2nd Avenue.

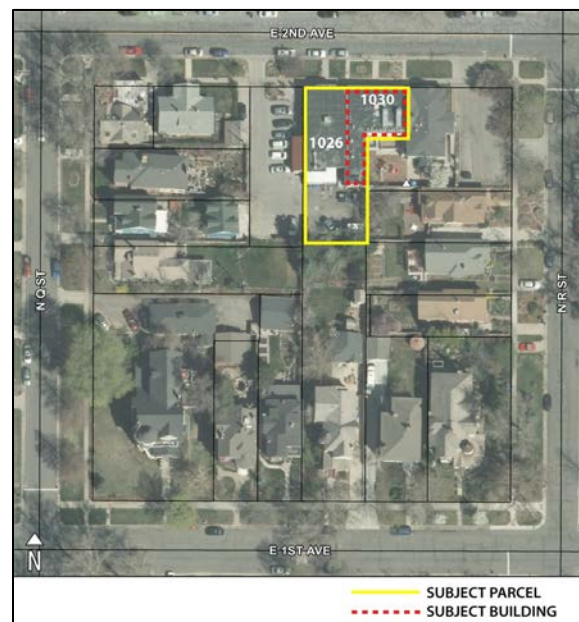
ATTACHMENTS:

- A. Vicinity Map**
- B. Historic District Map**
- C. Project Information, Site Plans and Elevations**
- D. Existing Conditions**
- E. Excerpts from 2007/2013 Surveys**
- F. Related Information**
- G. Analysis of Standards**
- H. Applicable Design Guidelines**
- I. Public Process and Comments**
- J. Motions**

BACKGROUND AND PROJECT DESCRIPTION:

The subject parcel contains two commercial buildings, a restaurant (Cucina Deli) with an address of 1026 E 2nd Avenue, and the subject property with an address of 1030 E 2nd Avenue. The subject property is currently vacant, but has been used as a Laundromat for many years. This proposal for Major Alterations relates to the building located at 1030 E 2nd Avenue (outlined in red).

The subject property was constructed in 1955 and is a classic example of mid-century modern style. The building is rectilinear in form, with a flat roof, large glass storefront aluminum framed windows and brick exterior. The design of the structure is simple with limited or no ornamentation and horizontal emphasis to present a streamlined industrial quality that was typical of this style of post World War II architecture. Many buildings from this era are newly contributing resources to Local Historic Districts and it’s important to understand the opportunities for





Circa 1956. Photo obtained from Salt Lake County Archives



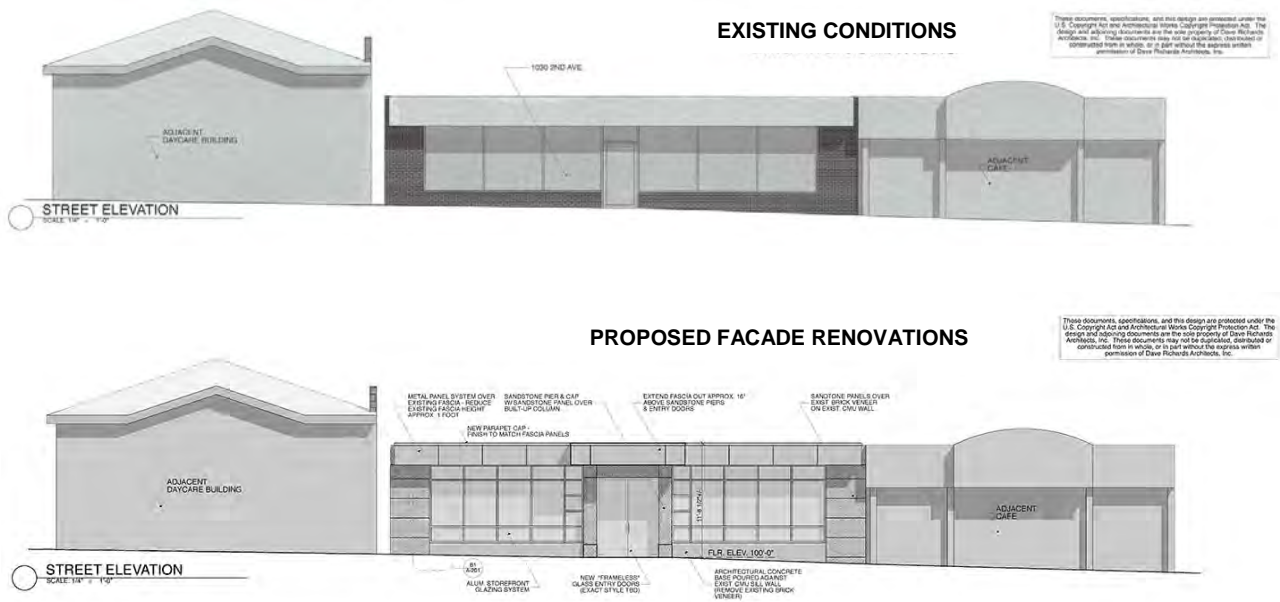
Existing Conditions

preservation as well as the numerous threats to mid-century modern buildings. According to the 2007 Avenues Reconnaissance Level survey, there are only six (6) commercial buildings that were built during the post-war period (between 1947 and 1965).

Mid-Century buildings are culturally significant to the district because they reflect the distribution of historic resources temporally and spatially within the Avenues Historic District. This is especially true for buildings constructed between the 1930s and the early 1960s that have recently been identified as contributing resources.

The smaller blocks and lots in the Avenues make it denser than other 19th Century Salt Lake City neighborhoods. This results in a particularly rich collection of era-specific urban architecture. The Avenues represents contributing architectural types and styles built over more than a century. Stores were built up until approximately the mid 20th Century to provide day-to-day services to Avenues residents. Some of these neighborhood commercial buildings continue to provide important business locations while others have been converted to other uses. Nonetheless, the commercial buildings in the Avenues contribute to the history of the neighborhood and its development pattern.

This Major Alterations proposal is for renovations to the front facade of the building as described below:



Exterior Wall Cladding: Cover most of the existing brick exterior wall with new sandstone panels. Architectural concrete is proposed over the rest of the existing brick exterior wall at the sill below the storefront glazing.

Storefront Windows: Replace all existing storefront windows with a new anodized aluminum storefront system with insulated glazing. The new storefront will fit into the existing storefront openings; however, the fenestration

and number of windows proposed differs from the existing storefront window system.

Doors: Replacement of the existing single glass aluminum framed door with new frameless glass double entry doors.

New Entryway Columns: Install a sandstone pier and cap with sandstone panels over new columns that are proposed to be built up around the new double entry doors and will project from the existing facade profile.

Fascia: New aluminum panels on plywood sheathing over existing fascia framing. Where the new entryway columns are proposed, the fascia will project approximately 18 inches beyond the rest of the fascia profile. The height of the existing fascia will be reduced by approximately 1 foot.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor input and department review comments.

Issue 1: Contributing Status of the Building

The subject property was out of period when the 1979 Avenues Intensive Level Survey was conducted. The Avenues Reconnaissance Level Survey conducted in 2007 and the supplement survey conducted in 2013, identified the property as a contributing structure, with a “B” rating. (See survey form in Attachment E) The applicant is challenging the contributing status of the building stating the standards of review in section 21A.34.020(G) of the zoning ordinance for a Certificate of Appropriateness for alteration of a contributing structure, is a limitation that is unwarranted (See Attachment C “Project Description”). Staff has reviewed the information submitted by the applicant as well as the survey information and finds that the building retains its character defining features and contributes to the Avenues Historic District.

Discussion & Findings

Section 21A.34.020(B) defines contributing and non-contributing structures as:

Contributing Structure: A structure or site within the H historic preservation overlay district that meets the criteria outlined in subsection C10 of this section and is of moderate importance to the city, state, region or nation because it imparts artistic, historic or cultural values. A contributing structure has its major character defining features intact and although minor alterations may have occurred they are generally reversible. Historic materials may have been covered but evidence indicates they are intact.

Non-Contributing Structure: A structure within the H historic preservation overlay district that does not meet the criteria listed in subsection C10 of this section. The major character defining features have been so altered as to make the original and/or historic form, materials and details indistinguishable and alterations are irreversible. Noncontributing structures may also include those which are less than fifty (50) years old.

Staff has reviewed the information provided by the applicant, the 2007 and 2013 supplement Avenues Reconnaissance Level survey information, and records from the Salt Lake County Archives, and finds that the building’s character defining features are intact and minimal alterations have occurred since its original construction. The Final Report of the RLS survey for the Avenues Historic District outlines the evaluation methodology. Prior to this survey, all resources built prior to 1930 were given a ‘D’ out of period rating. The 2007 survey evaluated resources constructed between 1930 and 1963, and if their historic integrity was intact, they were changed from ‘D’ to ‘B’ status. The final report indicates the standards of integrity were applied more strictly for these newly-contributing resources. The Avenues Historic District has 124 (7%) contributing resources that were built during the post-war period between 1947 and 1965. There are only six (6) commercial buildings from this period—the subject property is one of them. (See Attachment E)

The survey was conducted in accordance with the Utah State Historic Preservation Office (SHPO) Standard Operating Procedures, and the surveyed resources were evaluated using criteria developed by the SHPO. Buildings given a ‘B’ designation retain historic integrity but are typically not eligible for individual listing. Structures given a ‘B’ rating are good examples of types or style of architecture, but are not as well executed as ‘A’ buildings. ‘B’ buildings are considered contributing within a historic district primarily for historical, rather than architectural reasons. Additions to ‘B’ rated structures do not detract from the building and if alterations have occurred they may be reversible. A rear addition to the subject property was constructed in 1970. The addition is

not visible from the street and does not alter the character of the property. It also appears there have been alterations to the fascia and the original windowsill capstone has either been removed or covered with aluminum. However, these minor alterations do not detract from the historic integrity of the building. Staff agrees with the findings of the 2007 and 2013 Reconnaissance Level Surveys which identify the building as a contributing structure with a “B” rating and finds that the building contributes to the Avenues historic district. Staff recommends that the original rating of “B,” Contributing Building, be retained.

Consideration

If the Commission disagrees with the findings of the 2007 and 2013 Reconnaissance Level Surveys and Planning Staff’s recommendation and determines the building is not a contributing structure, this Staff Report does not analyze the project against the appropriate standards for a Certificate of Appropriateness for alterations to a non-contributing building 21A.34.020(H). If the Commission determines a non-contributory status, Staff will review the proposal for compliance with the standards for non-contributing buildings.

Issue 2: Adjacent Building on the Subject Property

The applicant suggests that the subject property, and the adjacent building (1026 E 2nd Avenue) located on the same parcel, were built as one single structure that was intended to be viewed as a continuous facade. The applicants narrative argues that because there have been alterations to the front facade of the adjacent property at 1026 E 2nd Avenue, they should not be expected to maintain the original materials for the subject property at 1030 E 2nd Avenue. The applicant is looking at both properties as one continuous facade, and it is the opinion of the applicant that the integrity of the facade has been compromised because of the alterations to the facade of the adjacent property located at 1026 E 2nd Avenue.

The adjacent property (1026) is identified as a ‘B’ contributing structure in the 2007 Avenues Reconnaissance Level Survey. One of the objectives of the survey was to identify potential properties for further research that represent later architectural developments within the district. The property at 1026 was identified as a representation of the district for Depression and War Domestic Adaptation 1932-1946 contextual construction periods and was recommended for an Intensive Level Survey.

Discussion & Findings

After viewing Salt Lake County Archive records, its Staff’s opinion that even though these buildings are located on the same parcel, they are essentially two buildings. They were not built to be viewed as one single facade as the applicant suggests. Historic building permit cards indicate the adjacent building located at 1026 E 2nd Avenue was constructed in 1944—eleven years prior to when the subject property was constructed. Furthermore, the historic photograph depicts the buildings may share a common wall, but the rooflines do not appear to line-up, the setback of the properties appears slightly different, and the variation in the exterior brick materials originally used for each of the buildings helps to visually distinguish one facade from the other.

Information submitted by the applicant states that the building at 1026 E 2nd Avenue was approved for a complete facade renovation in 2012; however, upon further review, Staff has found this information to be inaccurate. The 2012 approval was for alterations to an unoriginal facade that was previously approved in 1994 and not a historic component of the building (See Attachment F “CoA”). When alterations to the facade of the adjacent property at 1026 East 2nd Avenue were initially approved in 1994, Staff identified that the building was out of period and therefore was considered non-contributing to the historic district. Staff administratively approved the alterations to the building which included new wood panels and stucco on the front facade. An appeal was filed on that administrative decision because the appellant thought there should have been an opportunity for public input when alterations affect the exterior of the building and the changes will be visible from the street and will affect other property owners. Staff comments note that the approval was granted because the proposal met the adopted standards for non-contributing buildings. (See Attachment F)

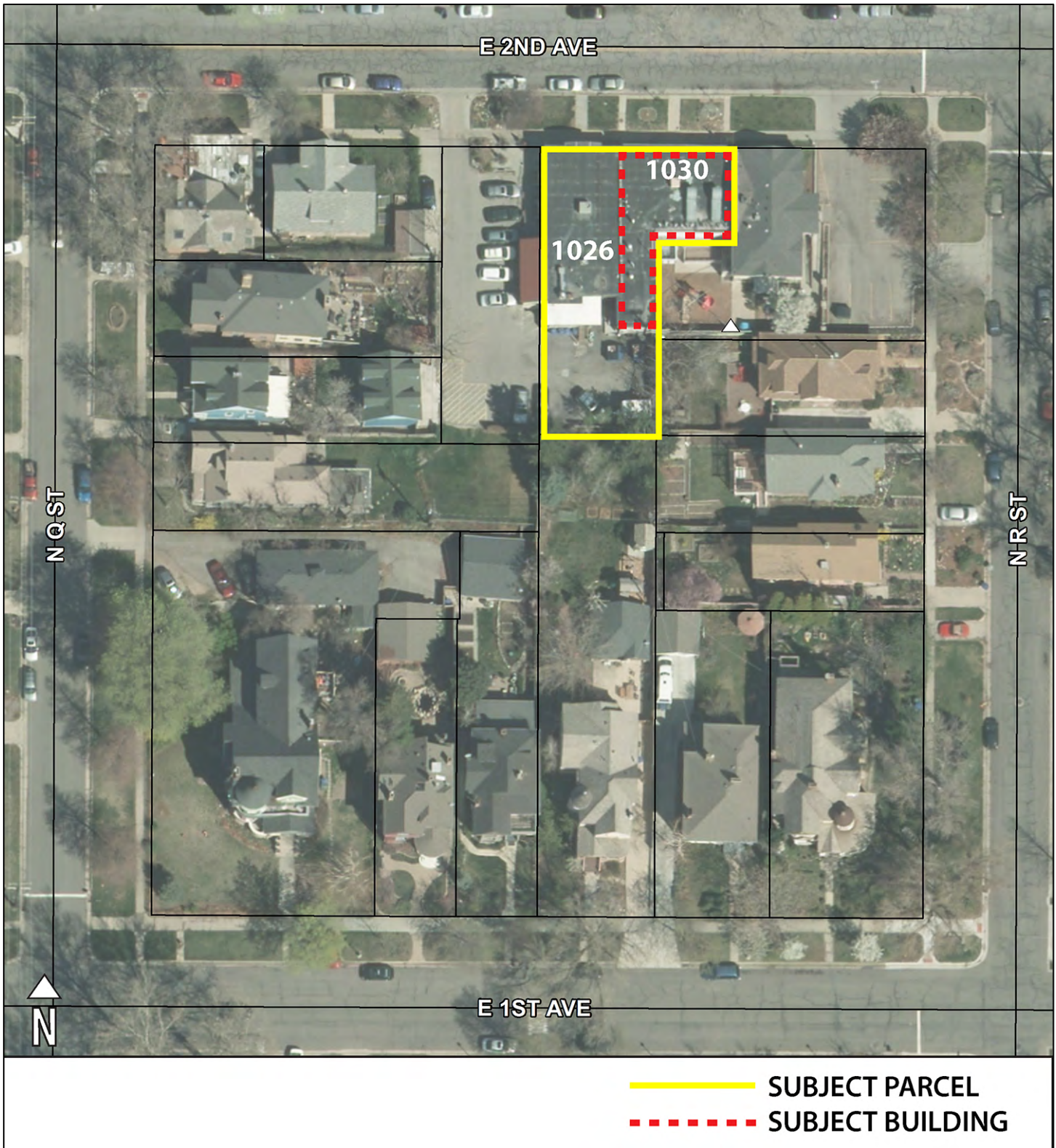
Regardless of alterations that have occurred to the adjacent property, staff finds that the historic integrity is still intact and the subject property and the adjacent property on the same parcel (1026) are both contributing resources to the Avenues Historic District. Although Staff is of the opinion these buildings were not constructed to be viewed as one continuous facade as the applicant suggests, if they were indeed constructed that way, the alterations that have occurred at 1026 E 2nd Avenue do not compromise the historic integrity of the subject property.

NEXT STEPS:

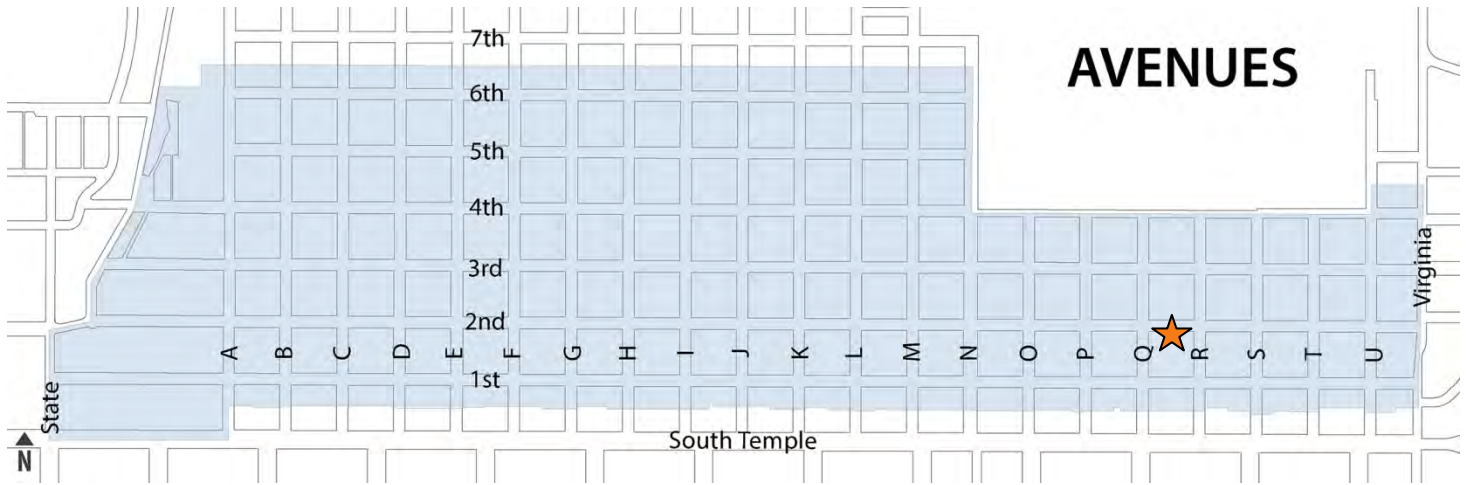
If parts of the project are approved subject to any conditions Staff is recommending, the applicant may proceed with the project as identified in Staff's Recommendation and will be required to obtain all necessary permits. The status of the building will remain as 'B' rated contributing structure to the Avenues Historic District. If specific parts of the project are denied as Staff is recommending, the applicant would not be allowed to cover the exterior brick material of the building with sandstone panels and architectural concrete, replace the single door with double entry doors and construct new entryway columns as proposed. The applicant would have the option to appeal the decision of the Historic Landmark Commission.

If the Commission disagrees with Staff's recommendation and the project is approved as proposed by the applicant, the applicant may proceed with the project as described and will be required to obtain all necessary permits. The status of the building will be changed from contributing 'B' to 'C' rated non-contributing and this proposal will be reviewed against the appropriate standards for a Certificate of Appropriateness for alterations to a non-contributing building 21A.34.020(H).

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP



★ *Approximate project location*

ATTACHMENT C: SITE PLANS AND ELEVATIONS



DAVE RICHARDS
ARCHITECTS

1030 2nd Ave Facade Renovation - Project Description

PROJECT ADDRESS: 1030 2nd Ave, SLC, UT

ARCHITECT: Dave Richards Architects, Inc.
P.O. Box 526064, SLC, Utah

OWNER: Dennis Glass, Second Avenue Properties,
600 N. East Capitol St., SLC, Utah

DESCRIPTION:

The existing building at 1030 2nd Ave was used as a laundromat for many years, possibly since it's date of construction which the SL County Assessor lists as 1956. It has been vacant for some time now and although the owner has attempted to lease the building, interest has been low due to its condition. At this time, we propose to renovate the front facade with the goal of making the building suitable for leasing to a new tenant thus, improving the looks and functionality in keeping with this area of the lower avenues.

After discussing the project with planning staff, we were informed that the 2007 Reconnaissance Level Survey listed the property as a contributing structure. Under that designation, our proposal to clad the existing brick veneer with new sandstone panels would be discouraged. After performing further research on the building and the adjacent structures, we feel that this limitation is unwarranted.

SLC City Code 21A.34.020 B. 2 states:

"A contributing structure is a structure or site within the H historic preservation overlay district that meets the criteria outlined in subsection C10 of this section and is of moderate importance to the city, state, region or nation because it imparts artistic, historic or cultural values. A contributing structure has its major character defining features intact and although minor alterations may have occurred they are generally reversible. Historic materials may have been covered but evidence indicates they are intact."

The key phrase here is "moderate importance". The building has no history of connections to notable persons or events, nor does the design represent a striking example of post war or mid-century modern architecture. Thus we feel the building does not meet this standard. Section C10 elaborates on this criteria: *"10. Standards For The Designation Of A Landmark Site, Local Historic District Or Thematic Designation: Each lot or parcel of property proposed as a landmark site, for inclusion in a local historic district, or for thematic designation shall be evaluated according to the following:*

a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:

(1) Events that have made significant contribution to the important patterns of history, or

(2) Lives of persons significant in the history of the city, region, state, or nation, or

(3) The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or

(4) Information important in the understanding of the prehistory or history of Salt Lake City; and

b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the national register of historic places;

c. The proposed local historic district or thematic designation is listed, or is eligible to be listed on the national register of historic places;

d. The proposed local historic district contains notable examples of elements of the city's history, development patterns or architecture not typically found in other local historic districts within Salt Lake City;

e. The designation is generally consistent with adopted planning policies; and

f. The designation would be in the overall public interest.

Items 1 & 2 have no bearing in this case. With regards to Item 3 & 4, again we feel that the building is not particularly distinctive of an architectural type or period.

Item 4 also speaks to integrity which we feel is a critical issue. 1030 and 1026 (Cucina Cafe) are located on a single parcel of land. After looking at the County Assessor records and the files maintained by the State Historical Preservation Office, it appears that these two building were built as one single structure with a contiguous front facade. They also share an internal full length common wall and their respective roof structures bear on that wall simultaneously. In looking at the photos in the SHPO files, you can see that the brick veneer was contiguous across both 1026 & 1030. Effectively, the buildings appeared as a long single facade with some articulation to differentiate the two entrances. Given that they reside on a single property furthers our contention that this was intended to be viewed as a single facade from the street.

The point of this discussion is that the Cucina Cafe at 1026 was approved late 2012 by SLC for a complete facade renovation. The entire facade was covered in stucco with the roof parapet and entry door layouts changed completely. This work was approved and constructed through a building permit issued by SLC. Our feeling is that since the entire western half of the original facade (i.e. 1026) has been completely altered leaving no trace of its original materials, why should we be expected to maintain the original materials of the western half of the facade (i.e. 1030). In our view the integrity of the facade has been compromised and it doesn't make sense to allow the same property owner to modify one part of street facing facade and deny that same owner the ability to renovate the remaining half.

In defense of our proposal, we are maintaining the historical proportions of mass and void. We are replacing an old dilapidated, energy inefficient storefront with a new one. Even with regard to cladding the existing brick veneer with sandstone panels, we are specifying a local natural material commonly used in this locale throughout history.

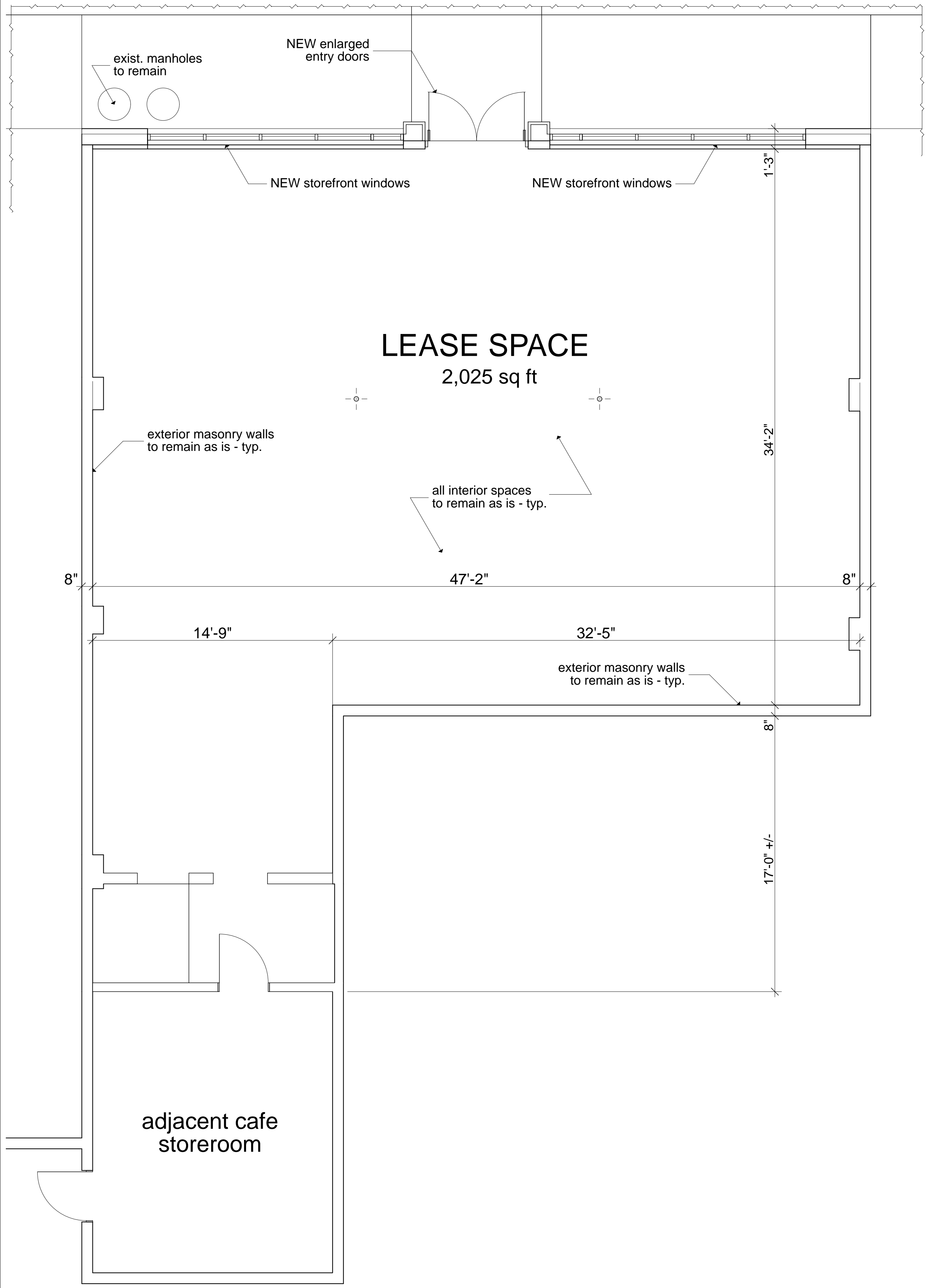
In light of these facts, we request that the planning staff recommend that the Historic Landmark Commission approve our application for the facade renovation to 1030 2nd Ave.

TYPICAL FACADE MATERIALS:

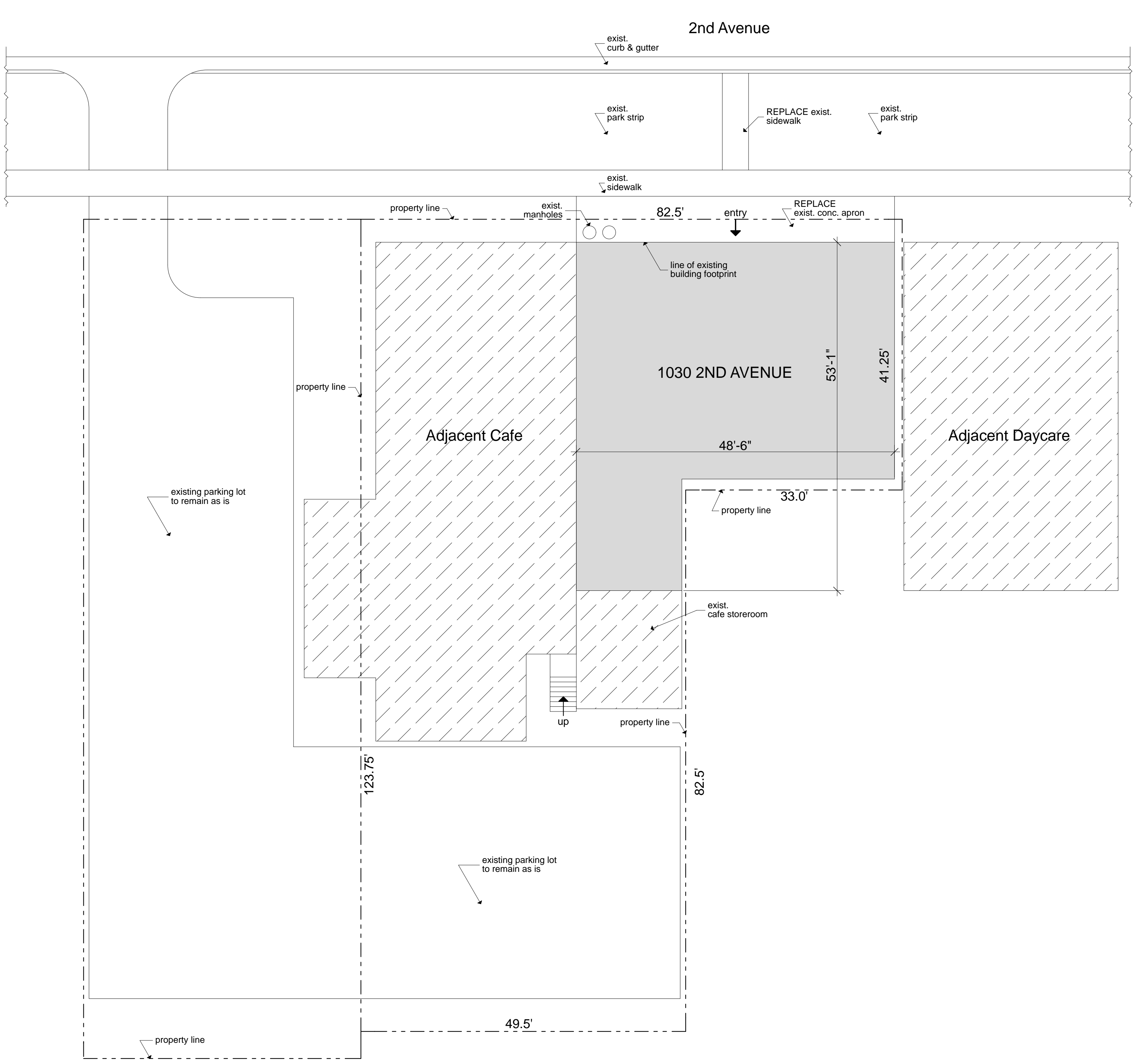
- Exterior Wall Cladding - Sandstone panels over most existing wall surfaces (i.e. brick), architectural concrete at sill below storefront glazing.
- Fascia - Aluminum panels on plywood sheathing over existing fascia framing.
- Windows - Anodized aluminum storefront system with insulated glazing to replace damaged existing storefront system
New storefront to fit into existing storefront openings.
- Doors - Storefront style entry doors similar to the Cucina Cafe to replace existing damaged storefront door.

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PROJECT: 14-06
 DATE:
 REVISIONS:



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



SITE PLAN
 SCALE: 1" = 10'

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

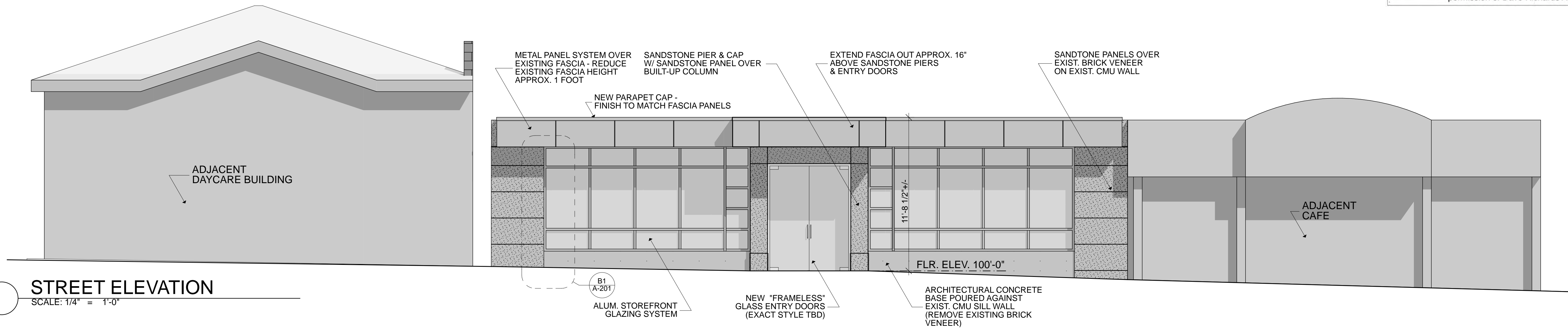
DAVE RICHARDS ARCHITECTS

1030 East 2nd Avenue Renovation
 1030 2nd Ave., Salt Lake City, UTAH

A-101

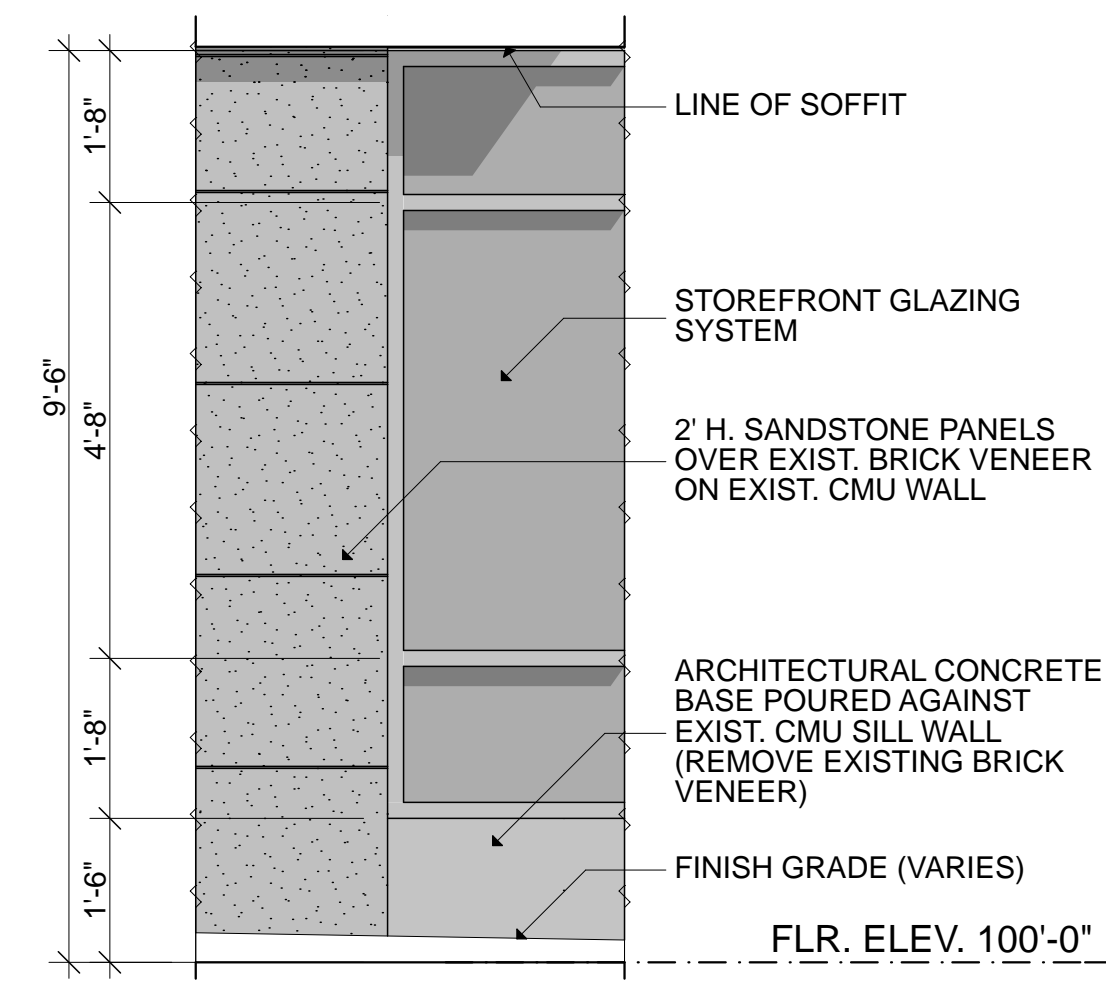
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PROJECT: 14-06
DATE:
REVISIONS:



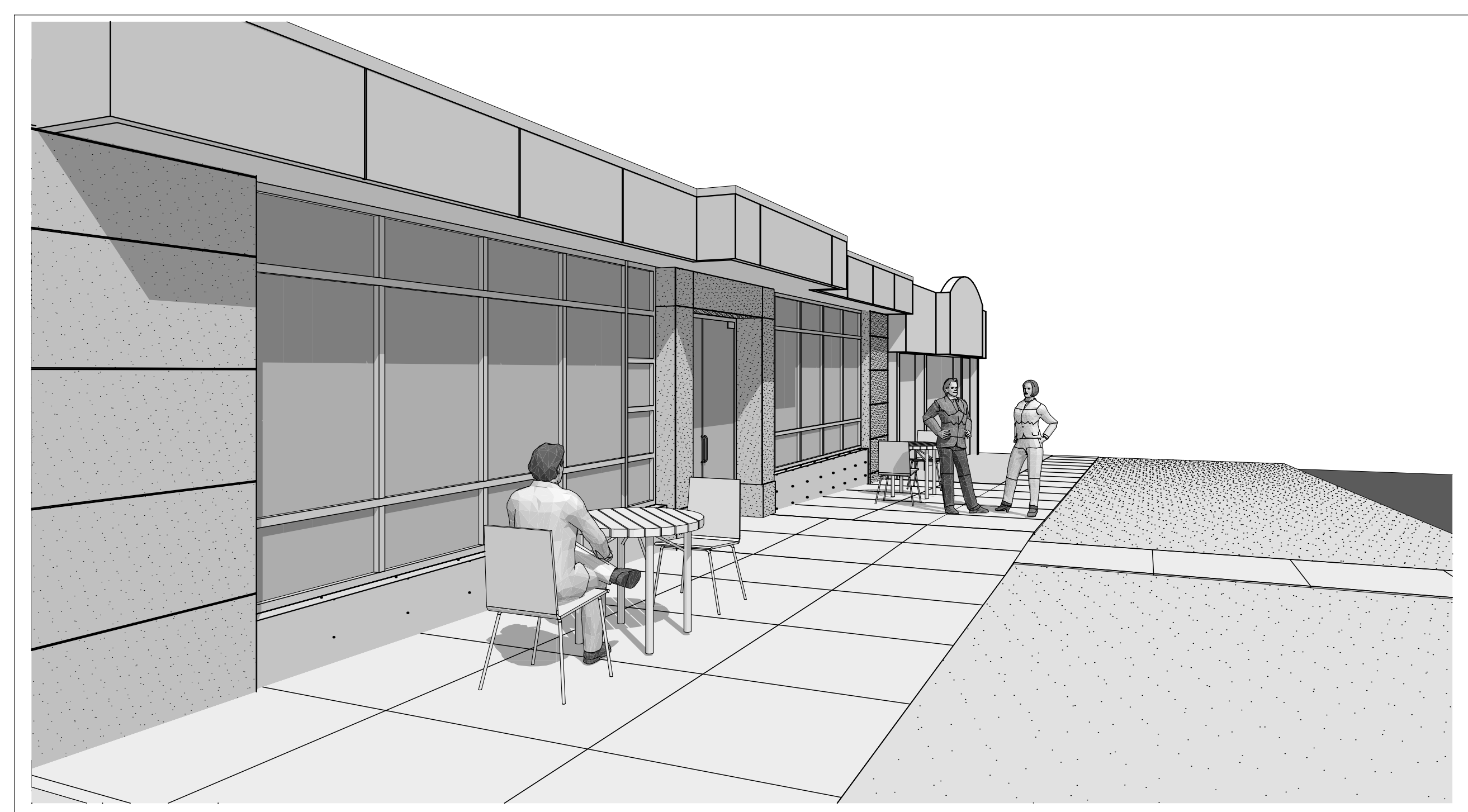
STREET ELEVATION

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



B1 DETAIL @ BUILDING CORNER

SCALE: 1/2" = 1'-0"



VIEW FROM EAST

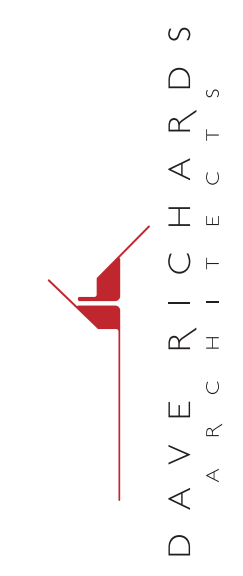
NOT TO SCALE



VIEW FROM STREET

NOT TO SCALE

HLC SUBMITTAL 4.21.15



DAVE RICHARDS ARCHITECTS INC.

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v: 801.466.1396 email: dave@daverichards-architects.com

1030 East 2nd Avenue Renovation

1030 2nd Ave., Salt Lake City, UTAH

A-201

ATTACHMENT D: EXISTING CONDITIONS



Existing facade of the subject property



View of subject building (1030 E) and adjacent buildings



Close-up view of existing aluminum framed storefront windows



View of existing wood fascia



Existing building profile looking east



Existing single aluminum framed glass door



East view of surrounding streetscape



North view of surrounding neighborhood

ATTACHMENT E: EXCERPTS FROM 2007 & 2013 SURVEY



→ 1026 E 2nd Avenue
B



1029 E 2nd Avenue
B



1030 E 2nd Avenue
B



1033 E 2nd Avenue
B



1037 E 2nd Avenue
B



1037 E 2nd Avenue
(garage)



1055 E 2nd Avenue
B



1064 E 2nd Avenue
B



1065 E 2nd Avenue
A



1068 E 2nd Avenue
B



1070 E 2nd Avenue
B



1073 E 2nd Avenue
B

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

2nd Avenue — Avenues Historic District (SLC Landmark District)

RLS 2007, PAGE 15

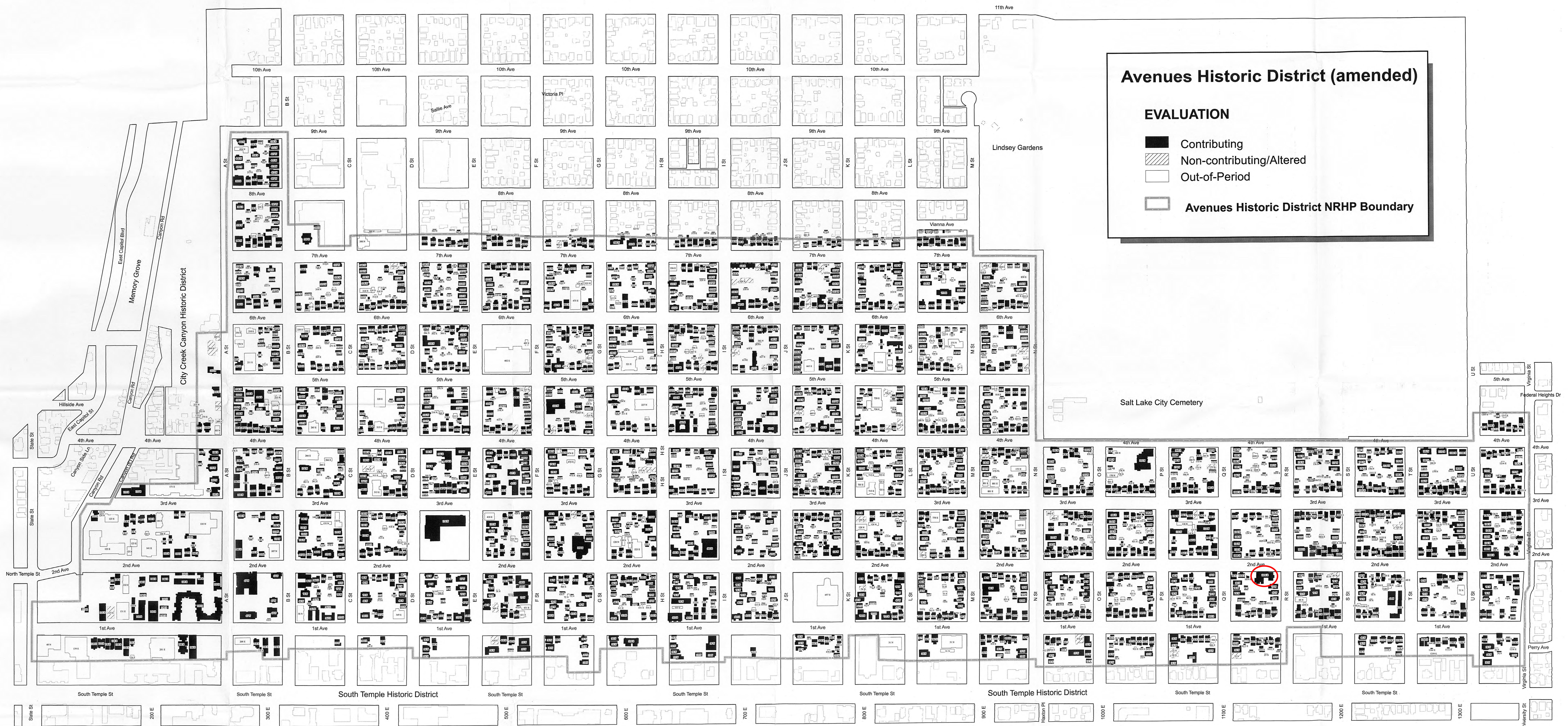
Address/ Property Name	Eval./ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
→ 1026 E 2ND AVENUE	B	0/0 1	1944	REGULAR BRICK CONCRETE BLOCK	20TH C. COMMERCIAL	1-PART BLOCK SPECIALTY STORE	07	NOW CUCINA BAKERY
1029 E 2ND AVENUE BARBER, JOHN H /PHOEBE AB	B	0/1 2	1891	CLAPBOARD SIDING	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	07	N04
→ 1030 E 2ND AVENUE	B	0/0 1	1955	REGULAR BRICK CONCRETE BLOCK	MODERN: OTHER	1-PART BLOCK SPECIALTY STORE	07	N04
1033 E 2ND AVENUE	B	1/0 1.5	1891	CLAPBOARD SIDING SHINGLE SIDING	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	07 78	N04
1037 E 2ND AVENUE	B	0/1 2	1898	DROP/NOVELTY SIDING SHINGLE SIDING	VICTORIAN ECLECTIC	CROSSWING SINGLE DWELLING	07 79	N04
1055 E 2ND AVENUE	B	0/0 2	1954	STRIATED BRICK	POST-WWII: OTHER	OTHER APT./HOTEL SINGLE DWELLING	07	N04
1064 E 2ND AVENUE	B	0/1 2	1907	REGULAR BRICK	20TH C.: OTHER	FOURSQUARE (BOX) SINGLE DWELLING	07 79	N04
1065 E 2ND AVENUE	A	0/1 1	1909	MULTI-COLOR BRICK STUCCO/PLASTER	BUNGALOW ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	07 78	N04
1068 E 2ND AVENUE	B	1/0 1	1895	SHINGLE SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	07 79	N04
1070 E 2ND AVENUE	B	0/0 1	1892	STUCCO/PLASTER	VICTORIAN ECLECTIC PERIOD REVIVAL: OTHER	CENTRAL BLK W/ PROJ SINGLE DWELLING	07 78	N04
1073 E 2ND AVENUE	B	1/0 1	1909	REGULAR BRICK SHINGLE SIDING	BUNGALOW VICTORIAN: OTHER	BUNGALOW SINGLE DWELLING	07 79	N04

⊞=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

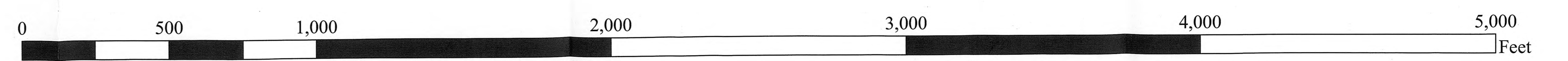
Avenues Historic District

Salt Lake City, Salt Lake County, Utah



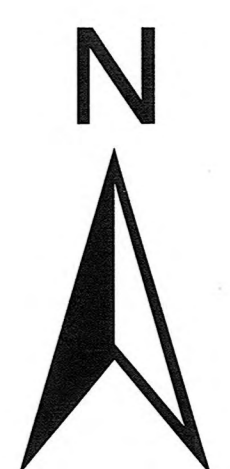
Avenues Historic District (amended)

National Register of Historic Places, 2013



GIS Data provided by
Salt Lake City Corporation
Utah State Historic Preservation Office
Utah State Automated Geographic Reference Center

Map prepared by
Preservation Documentation Resource
March 19, 2013





PLNHLC2015-00305- Contributing Structures and Facade Renovations

fieldwork for Phase I was completed in the spring of 2007. Phase 2 fieldwork was completed between November 2007 and March 2008. The fieldwork was timed in order to photograph the resources with a minimum amount of leaf cover and snow. A Salt Lake City GIS specialist provided four base maps of the survey area with aerial photographs (taken in 2003), parcel lines and addresses. The division of the base maps determined the progress of the survey, which moved block by block from east to west.

The photographs were taken with a Nikon D-70 digital camera recorded on Compact Flash memory cards in the field. The image files were then downloaded and renamed using the property address. The parcel address was used unless an obviously different address was displayed on the building (see discussion of addresses in the Database Methodology section below). When address numbers were not available, numbers were extrapolated using the surrounding addresses. Two or more photographs were taken of unusually large or complex buildings. Descriptive words such as *question*, *rear*, or *garage* were used in the database to designate estimated addresses since the file name would not allow the use of the question mark. The photographs were composed to keep the primary resource in full frame with a portion of an associated outbuilding/garage visible where possible. The unique topography of the district provided some challenges for photography, for example, when a resource was too tall or too wide to be photographed from the few feet of yard in front of the façade. In these cases, the building was photographed looking up or down from the sidewalk or from across the street. When photographing primary or secondary buildings was difficult due to mature vegetation, fenced properties, private lanes, inner blocks, the best possible photograph was taken and the database information was recorded as accurately as possible. Field notes were taken on the SHPO database printouts and base maps.

Product Methodology

Digital photographs were taken to comply with the resolution standards of the NRHP. The photographs were printed twelve to a sheet (color printouts on high-gloss photo paper) in a format directly corresponding to an edited Microsoft Word version of the Access database printout (Appendices B and C). Because of the large number of properties, the contact sheets and database printouts were provided to Salt Lake City in three separate binders: one for First to Sixth Avenues, one for "A" through Virginia Streets, and one for the City Creek Canyon area, South Temple, State Street, etc.). The third binder also includes the final report, maps, and miscellaneous items. The contact sheets are arranged in the order of the SHPO's database printout. The SHPO received a black & white copy of the contact printouts (Appendix B). The digital photographs were also burned onto disks and provided to Salt Lake City and the SHPO (Appendix G). On the survey map, all contributing buildings appear as solid blocks. Non-contributing buildings are either hatched (altered) or open (out-of-period). The boundaries of both the NRHP and the local landmark districts are delineated on Map #10. A question mark was used to designate estimated addresses. A reduced copy of the survey map is provided in Appendix A, Map #13.

Evaluation Methodology

The surveyed resources were evaluated using criteria developed by the SHPO. Each property was evaluated for an estimated construction date, exterior building materials, height, architectural style and type, and original use. Each property was evaluated according to National Register of Historic Places eligibility. Although the NRHP criterion for inclusion states that a property must be at least fifty years old, in order to extend the usefulness of the survey the cut-off date for contributing resources was extended five years to 1963. This is in accordance with standard procedures for RLS work. Properties were evaluated for eligibility using criteria guidelines established by the Utah SHPO and evaluated using an A, B, C, D, X or U designation. Definitions of the designations are as follows:

- A — Eligible/Significant: built within the historic period and retains integrity; excellent example of style or type; unaltered or only minor alterations or additions; individually eligible for the National Register for architectural significance; also, buildings of known historical significance.
- B — Eligible: built within the historic period and retains integrity; good example of type or style, but not as well-preserved or well-executed as "A" buildings; more substantial alterations or additions than "A"; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural reasons. [Additions do not detract and alterations may be reversible].
- C — Ineligible: built during the historic period but has had major alterations or additions; no longer retains integrity. [May still have important local significance].
- D — Out-of-period: constructed outside the historic period.
- X — Demolished.
- U — Unknown or Undetermined. Primarily used for non-existent addresses and duplicate records.

Generally speaking, buildings given an 'A' evaluation would likely qualify for the NRHP as individual listings for historical or architectural significance, or both. Historic integrity is also an important consideration for an 'A' designated resource. Buildings with a 'B' designation would typically not be eligible for individual listing, but are considered contributing within a historic district. The architectural resources of the Avenues present a challenge when applying the evaluation criteria. The area has a greater concentration of high-end architecture with excellent historic integrity, particularly for the Victorian era, than any other cohesive neighborhood in the city. In other words, a large percentage of resources would automatically be given an 'A' evaluation if located in a different area. However, within the Avenues, these high-style high-integrity resources are characteristic, rather than exceptional. An effort was made to remain true to the original scope of the evaluation criteria as first applied when the district was designated. In the original evaluation, 'A' status was given for very high-end architecture, known historical significance, and some buildings qualifying under the SHPO-prepared thematic multiple property submissions, such as *Urban Apartments* or *Streamline Moderne Residences*. Evaluations were changed only when integrity had obviously been compromised or the architectural significance appeared exceptional when compared with similar resources in the district.

Buildings designated as a 'C' have lost their historic integrity and no longer contribute to the character of the historic district, but may have local historical significance. Because much of the significance of the Avenues is found in the unique development pattern, the standards of integrity for this survey were somewhat lenient when compared to more typical Salt Lake City neighborhoods. Alterations such as new windows, doors, and in some cases, new siding, did not automatically signal a 'C' rating, if the resource maintained a good portion of its historic integrity and continued to contribute to the overall character of the historic streetscape. Moreover, modifications in place before 1963 were determined to be contributing as part of the architectural evolution of the neighborhood. Resources with historic alterations were relatively few in number compared to the total number of resources. The result is a number of 'B' resources with a vast range from excellent to fair integrity.

Because the survey area is also a local landmark district, there was an attempt to maintain the evaluation criteria used when the local landmark district was established. Salt Lake City's design review process uses the NRHP criteria of contributing and non-contributing status in making decisions involving the historic district. Contributing buildings ('A' or 'B' evaluations) are treated with the same considerations. Different considerations are applied to non-contributing buildings ('C' or 'D'). Therefore, the contributing or non-contributing status of buildings was changed only after some consideration. Since design review has been in place, a high number of buildings have been recently restored, many using newer materials; however, the

vast majority did not alter the original historic character of the building to the point where a contributing status was in jeopardy.

The most common change in evaluation came from properties that have achieved historic and contributing status within the expanded period of significance provided by the survey. Prior to the survey, all resources built after 1930 were given a 'D' rating. Resources constructed between 1930 and 1963 were changed from 'D' to 'B' status, if their integrity was intact. The standards of integrity were applied more strictly for these newly-contributing resources. The 'X' evaluation status was retained or given for known demolished buildings. Non-existent addresses were given a 'U' evaluation in the database. Duplicate entries were tagged with a 'U' evaluation and noted in the comments field so that they could be deleted from the database by SHPO staff. When confronted with duplicate entries, priority for the saved entry was given to records tagged as in the NRHP district or with the most accurate and complete information.

New entries were made for three types of resources: 1) older buildings that were either missed in the original input or inadvertently deleted at an earlier date; 2) buildings constructed since 1977; 3) multi-resource properties that previously only had one entry (i.e. dwellings in the rear, apartment complexes with more than one building, significant outbuildings, etc.).

Database Update Methodology

The Avenues Historic District was one of the first neighborhoods in Salt Lake City to be evaluated by the SHPO and subsequently entered into the database of historic and architectural resources. Because this survey was an update of previously entered data for the district, it was necessary to negotiate the eccentricities of the previously entered data where many of the records were incomplete, inaccurate, and lacked consistency. Over the past two decades, the SHPO staff has refined the methodology for reconnaissance level survey work, necessitating the evolution of criteria for entering data. The SHPO is currently in the process of acquiring software that will allow the database to be accessed and edited online. One of the main objectives of this survey was to prepare the Avenues Historic District database for online access. In order to achieve this goal, in addition to updating the records, some editing was done to provide consistency throughout the RLS survey area. The following sections clarify the rationale and criteria used in the updating and editing process. They are presented by field in the order they appear on the database handout:

Estimated Address

A question mark is used to designate an estimated address. This device is used more often for RLS work conducted in rural communities; however, it has several uses in the Avenues Historic District. For example, the question mark is used for primary buildings at the rear of properties that have the same numeric address as the front building. Historically the address of these buildings was "rear" or "1/2," but the SHPO database does not provide for these distinctions. Historic addresses are noted in the Comments section if known. The question mark is also used for apartment complexes that share the same address, but have multiple buildings. The question mark is also used for non-building resources such as monuments or parks.

Property Address and Direction Indicator

Salt Lake City provided a parcel map with addresses. Because the survey area is a local landmark district, preference was given to the current address used by Salt Lake City where possible. This meant that a few

commercial buildings are all self-contained and do not include attached residences or residential space above as was the trend in the previous period. The most important institutional building of this building is the LDS Church 18th Ward meetinghouse constructed in 1924.

Depression and War Domestic Adaptation Period, 1932-1946

Approximately five percent of contributing resources (81) are from this period. Lack of available space, as well as the depression and war years, account for the relatively low percentage. The single-family residences of this period fall into two main categories: the continuation of period revival cottages (English and Colonial Revival styles) and the emergence of the Minimal Traditional style associated with small houses in the pre and post-World War II era. As with the previous period, some of these traditional house types were adapted with high foundations and below-grade garages. There are a number of apartment blocks built in this period, mostly eclectic in type and style, and therefore difficult to categorize as a whole. It was significant to note the relatively high number of multi-car garages associated with apartment blocks from this period. This period is also notable for the appearance of International Style and Art Moderne style buildings, of which there are only a handful of examples in the district. There were four one-part block commercial buildings constructed during this period, including one of the two service stations in the district. The architecturally significant Jacobethan Revival Cathedral of the Madeline School was built in 1935. The Daughters of Utah Pioneer (DUP) marker for Brigham Young's garden wall was placed on 'A' Street in 1946.

Post-War Infill, Multi-family Conversion and Apartment Block Period, 1947-1965

There are 137 (7 percent) contributing resources built during this period. As with the previous period, there are few available lots in the area and most new construction followed demolitions of older homes. There are only six commercial buildings from this period, including a second service station. The remaining resources are divided fairly evenly between single-family and multi-family residences. There is a bump in construction in the late 1940s, which slows down through the 1950s. A second rise in construction occurs at the end of the period in the 1960s with an upsurge in the construction of apartment blocks. The most common house type for the late 1940s was the World War II-era, Minimal Traditional style cottage, although there are a few examples of larger Colonial Revival style residences. By the 1950s, the Early Ranch and Ranch/Rambler styles were popular, though difficult to build in the area without adaptations such as reorientations and basement level garages.

There is a noticeable increase in the number of multi-family units housing built during this period. In the 1950s, the trend was toward two-story four-unit blocks with a wide facade, a central entrance and an interior corridor. The boxcar apartment block first appears in 1953, but increased quickly in popularity to a peak in the mid-1960s. There were twenty-seven built in the district between 1953 and 1963. The boxcar, with its perpendicular orientation, could be easily adapted to the narrow lots of the Avenues. The most common examples are two-stories with exterior entrances facing the driveway. Low-slope hipped roofs were popular on the apartment blocks of the 1950s, giving them a Post-War style. However, by the late 1950s, the trend was toward flat roofs and more modern styles. By the early 1960s, decorative concrete block was as popular as brick for the construction of apartment block. There are several good examples of the Post-War Modern style built during this period. The Lowell Elementary School was built in 1964.

sufficient resources in place to handle the case load required by newly designated contributing buildings that may now qualify for design review.

National Register of Historic Places Status

At the National Register level, property owners may wish to take advantage of the tax credit programs for contributing historic properties within the NRHP district. The official NRHP status for buildings constructed within the period of the significance (1850s-1930s) of the original Avenues Historic District or City Creek Canyon nominations may be changed by the Utah Historic Preservation Office (SHPO). Newly contributing buildings constructed between 1940 and 1958 may now be eligible to be listed individually. However, in order to make the contributing status for all eligible buildings within the district official, an amended nomination would be need to be submitted that extends the period of significance. This amended nomination could be submitted in conjunction with a boundary increase for the district (see above).

Intensive Level Survey Recommendations by Contextual Periods

One of the objectives of this survey was to identify potential properties for further research that represent later architectural developments within the district. As noted above, this work should most appropriately be conducted at the same time an amended nomination is prepared. This report recommends choosing at least 30 to represent the district. An additional 20 (from all contextual periods) should be identified in the RLS for the proposed extension area. The following list of properties is arranged by the applicable contextual periods, beginning with the transitional period to the 1930s.

Bungalow and Period Revival Cottage Infill Period, 1910-1931

860 E 1st Avenue, 1895 older house with period revival update circa 1930
185 N "R" Street, 1897 period revival update to older house
164-166 E 4th Avenue, 1924, frame duplex with clapboard siding
228 N "K" Street, 1925, period cottage, early example of minimal traditional style
711 E 4th Avenue, 1926, early period cottage
138 N "C" Street, clipped gable cottage, 1926
756-760 E 5th Avenue, 1927, period cottage double-house
189 N Virginia Street, brick English Tudor style residence, 1927
171 N Virginia Street, Colonial Revival residence 1928
283 N "B" Street, 1929 brick period cottage with diamond pane windows
18 N "N" Street, 1929, brick English-style period cottage
238 N. Canyon Road, 1930, double-gable brick English-style period revival cottage
141 E 1st Avenue, 1930, Castle Heights Apartments, Jacobethan Revival style, Bowers Construction
978 E 3rd Avenue, 1931, typical brick English-style cottage

Depression and War Domestic Adaptation Period, 1932-1946

976 E 4th Avenue, 1934, unusual commercial block
27 N "C" Street, 1935, Cathedral of the Madeleine School/Diocese Office, Jacobethan Revival
603 E 1st Avenue, 1936, Art Moderne apartments
311 N "F" Street, 1936, hybrid minimal traditional and bungalow
253 N "L" Street, 1936, Art Moderne residence, 1956 entry

32 N "Q" Street, 1936, minimal traditional with below grade garage
87 N "I" Street, aka 84 E 2nd Avenue, 1937 brick triplex
110 N "J" Street, 1937, period cottage frame
116 N "P" Street, 1937, colonial revival
133 N "U" Street, frame 1938, frame cottage
1135 E 1st Avenue, 1938, brick apartment block, A. H. Walsh with associated bowstring truss garage
(see also 61 N "T" Street)
199 N "M" Street, 1938, brick apartment block
24-26 N "O" Street, 1939, minimal traditional duplex
104-110 N "G" Street, 1939, period revival apartment block with frame multi-car garage
731 E 4th Avenue, circa 1940, minimal traditional cottage
266-272 N "D" Street, 1940, minimal traditional brick fourplex with frame garage
502 E 3rd Avenue, circa 1940, former service station
715 E 1st Avenue, 1940, brick triplex, residential court
702 E 3rd Avenue, circa 1940, brick two-part block
117 E. 1st Avenue, 1941, unusual brick apartment block
1026 E 2nd Avenue, 1944, one-part commercial block
185 N "S" Street, 1945, early ranch style brick house

Post-War Infill, Multi-Family Conversion and Apartment Block Period, 1947-1965

887 E 1st Avenue, older house 1902, with historic apartment conversion
355-359 E 4th Avenue, 1947, post-war duplex with Art Moderne curve
255 N "C" Street, 1947, early ranch-style house
1172 E 4th Avenue, 1950, frame duplex
279 N "H" Street, 1951, brick early ranch with corner window and below grade garage
107 N "Q" Street, 1951, brick early boxcar on raised foundation
1182 E 4th Avenue, 1952, brick ranch house
1136 E 3rd Avenue, circa 1952, one-part block recent rehab
613-615 E 6th Avenue, 1955, fourplex with below grade garage
985 E 1st Avenue, 1957, brick apartments
701 E 2nd Avenue, 1903, front porch apartment conversion in the early 1960s
226 E 4th Avenue, 1901 house with 1960 update
320 N "A" Street, stacked duplex, 1960
270 E 5th Avenue, 1961, concrete block boxcar apartments
561 E 4th Avenue, 1962, Tivoli Gardens Apartments, ornate for the 1960s
26 N "E" Street, 1962, Pagoda Restaurant
88 N "E" Street, 1962, brick boxcar, post-war modern
176-180 N "I" Street, modern apartment block, 1962
271-275 N "L" Street, 1962, modern apartment block
232 N "H" Street, 1963, concrete block, post-war modern, boxcar
239 N "J" Street, 1963, split entry residence
143 E 1st Avenue, 1963, Richards Apartments, modern
421 E 6th Avenue, built 1963, post-war modern boxcar apartments
675 E 5th Avenue, built 1963, unusual boxcar apartment with below grade parking
275 N "M" Street, 1968, out-of-period apartment block but exceptional architecture

Avenues Historic District (amended)

Name of Property

Salt Lake County, Utah

County and State

1928. Lindsey Gardens, a pioneer-era family-owned picnic area near the cemetery, was obtained by the city in 1923, and later hired landscape architect and Avenues resident, Barbara Vorse Hoag (later Fealy), to implement a long-range landscaping program.²⁷

Depression and War Domestic Adaptation Period, 1932-1946

Because of the proximity of the Avenues to the downtown commercial center, the neighborhood did not experience a precipitous economic decline with high unemployment during the depression years. The area did experience a general decline in construction due in part to the lack of available lots, economic instability during the depression, and difficulties in acquiring materials and/or labor during the war years. In general, the houses of the early part of the period are smaller than in previous period. Houses built in the 1930s and 1940s are typically found as infill only with no tracts. During the 1930s, the period-revival style continued to be popular for individual residences, duplexes and small apartment blocks. There is a lot of variation in the individual styles. Although rare, the handful of Art Moderne buildings, such as the fourplex at 604 First Avenue built in 1936-1937, are exceptional examples of the style.

During the 1940s, several builders adapted Federal Housing Administration (FHA) designs for small houses used to promote home ownership after the depression. The steep slopes of the Avenues made it necessary to adapt typical house designs of the era to the topography. In the Avenues, many FHA "small houses" built during the 1940s sit on high foundations with below-grade garages.

Although difficult to track through the building permit records, there is anecdotal evidence that conversions of whole residences to rental housing was more prevalent than the simple basement apartments of the previous period. Updating the look of some older homes was accomplished by the application of newer materials such as asbestos and asphalt siding. There are some duplexes and triplexes constructed during this period, but no large-scale development. Only a handful of one-part blocks were built during this period: commercial building at 976 Fourth Avenue (built 1934), a service station at 502 Third Avenue (circa 1940). The most dramatic physical change to the neighborhood was the removal of the streetcar tracks from the neighborhood in the 1940s.

The depression years may have forced more working-class families to move from the Avenues to less expensive areas of Salt Lake City. The 1940 census enumerations of the area indicate shows a slight shift toward more white-collar and service-industry jobs than the previous period. The home ownership rates remained steady, but family size decrease and the number of immigrant families also decreased. With no defense industry in the vicinity, the Avenues residents' participation in the events of World War II was similar to their counterparts in other historic Salt Lake neighborhoods.

Post-War Infill, Multi-Family Conversion and Apartment Block Period, 1947-1965

After World War II, subdivision development in Salt Lake City exploded. Ambitious developers and low-interest mortgages for new construction helped fuel the suburban boom in the thousands of acres of open land surrounding Salt Lake City. The completion of interstate

²⁷ *Salt Lake Telegram*, March 29, 1941: 4.

Avenues Historic District (amended)

Name of Property

Salt Lake County, Utah

County and State

freeway system, I-15 in 1956 and I-80 in 1962, provided easy commute routes from the suburban developments throughout the Salt Lake Valley. As a result of this "suburban flight," the neighborhoods close to the city center declined rapidly. In the Avenues, there was some stability provided by nearby institutions. As state government expanded, a new office building was constructed in 1956 behind the capitol building. Many state government employees owned or rented in the Avenues. The hospital complexes in the Upper Avenues (LDS, 1904; Veterans' Administration, 1932; and the Primary Children's Hospital, 1952) were a draw for many residents employed in the field of medicine. Likewise the University of Utah, just beyond the east end of the district, employed many Avenues residents. Unfortunately, the presence of these institutions created traffic problems that still plague the neighborhood today.

In 1956, changes in the zoning ordinance increased the density of residential units and encouraged demolitions of older properties for new apartment blocks. Beginning in the 1950s, a few of the small neighborhood groceries began to close as Avenues residents were able drive to larger supermarkets, particularly the large Smith's complex in the center of the neighborhood. The few non-residential buildings constructed during this period include the concrete-block storefront at 1030 Second Avenue (built in 1955, now a laundry), an Modern-style office building at 24 "M" Street (1962), and a service station at 860 Third Avenue (1962, remodeled non-contributing). Around 1955, the Salt Lake City Fire Station #4 was upgraded and remodeled (now a residence). In 1964, the Lowell School on Second Avenue was demolished and replaced by a Modern-style school block in 1965.

The widespread suburban boom of the late 1940s and 1950s in the Salt Lake Valley had little physical effect on the Avenues neighborhood. Most of the vacant lots had been developed in the first half of the twentieth century. The housing types built during this period vary in scale, but are primarily stylistically tied to the post-war ranch and post-war modern. A comment on the Capitol Hill neighborhood is applicable to the Avenues: the existing housing stock was considered "too eclectic and too old to compete with the postwar attitude that valued new goods and conformity."²⁸ In addition, the ranch or rambler-style, popular in the 1950s and 1960s could simply not be built on the narrow lots in the Avenues. The few ranch-style houses built in the Avenues were typically adapted to include an attached garage, the hallmark of domestic architecture in the 1950s.

In the late 1950s and early 1960s, numerous apartment blocks were constructed. The building type depended on the amount of available land. In some cases, an undivided lot or several contiguous lots were purchased, the existing houses razed and a two or three story four-unit block with a central interior entrance was built (mostly 1950s). Where only one or two narrow lots were available, a boxcar type apartment block was built. Boxcar apartments are typically two-story narrow buildings with exterior stairs/doors and the narrow end facing the street (mostly 1960s).

As owner-occupancy rates began to drop, a high percentage of the larger Victorian-era residences were subdivided into several apartment units. Many of these units were occupied by students at the University of Utah. According to one source, "By the 1960s absentee landowners owned much of the property [in the Avenues] and the resulting deterioration was

²⁸ "Salt Lake City Design Guidelines," 161.

Avenues Historic District (amended)

Name of Property

Salt Lake County, Utah

County and State

obvious.”²⁹ The original nomination for the district estimates by 1963 as much as “two-thirds of the all Avenues housing were rentals.”³⁰ Because zoning ordinances encouraged high-density and multi-unit residential construction in the Lower Avenues, after 1965 no single-family dwellings were built within the boundary of the historic district for over a decade.

Decline and High-Density Development, 1966-1977

The following discussion is provided to help understand the development of the neighborhood outside of the period of significance. Construction slowed dramatically in the Avenues after 1965. Only a handful of single-family residences were built during this period, all after 1975. This period saw the highest rate of conversion of older homes to multi-unit apartments, particularly to house students at the university, which had increased enrollment dramatically during this period. The majority of new buildings constructed during this period were apartment blocks, including several high-rise structures between four and seven stories. These high-density buildings have been decried as “inconsistent with the scale of the surrounding buildings.”³¹ The emergence of these over-scale buildings and the demolitions that preceded them became part of the impetus for the preservation and revitalization movement that began in the late 1970s.

More important, however, were market forces that valued the original appeal of the Avenues: closeness to the city, views of the valley, well-built homes and a pleasing neighborhood scale. In addition, higher gas prices and long commute times on crowded freeways helped entice higher-income families back to the city center. The eclectic architectural resources of the Avenues, once seen as a detriment to the neighborhoods, became an asset as many home buyers who wished to avoid the “cookie-cutter” homes of late-twentieth century suburban development. The first survey of the historic resources of the Avenues Historic District was completed in 1977.

Conversion Reversal and Gentrification, 1978-2013

Individual preservation efforts began in the Avenues even before the area was listed as a local historic district in 1978. After 1978, there was a more unified effort, joining old and new residents and the city organization in the revitalization of the neighborhood. The Greater Avenues Community Council was organized as an advocacy group with a primary objective of preserving the quality of life in the Avenues neighborhood. The group was instrumental in preparation of the area’s first master plan in 1979. That year, residents successfully petitioned the city to down-zone the Avenues to a land-use designation more compatible with the historic character. A city-wide review of zoning practices in 1995 further strengthened the down-zoning efforts. Low interest loans were provided by the city to assist renovation projects. The current Design Guidelines for Residential Historic Districts in Salt Lake City were adopted in 1999. Since that time, the Avenues Historic District has become the “poster child” for historic preservation in the city. Design review is overseen by Salt Lake City’s Historic Landmark Commission has guided many of the renovation projects of the last two decades. The Utah Heritage Foundation (UHF) has made numerous investments in the neighborhood through its low-interest loan program. The foundation currently holds thirty-one easements for buildings in

²⁹ Ibid, 147.

³⁰ Avenues Historic District, NRHP nomination, item 8, page 5.

³¹ Ibid.

ATTACHMENT F: RELATED INFORMATION



CERTIFICATE OF APPROPRIATENESS

OFFICE USE ONLY
Petition No. PLNHLC2012-00867
Reviewed By: Maryann Pickering

The Avenues

Address of Subject Property: 1026 E 2ND Ave

Project Name: 1026 E 2nd Ave, New Front Facade

Name of Applicant: John Newell

Address of Applicant: 1064 East 2100 South, Suite 10
Salt Lake City, UT 84106

E-mail Address of Applicant: john@newellstudio.net

Ordinance Standards: 21A.34.020

Design Guidelines this project meets:

- 2.2 - If a historic storefront has been altered or components are missing, consider reinstatement.
- 8.4 - Consider materials that are similar to the historic materials of the primary building for a new addition.
- 11.3 - New streetscape elements should be compatible in scale, design and style with the surrounding environment.

Are there attached plans or photographs? Yes

Date of HLC Approval:

Date of Administrative Approval: 12/24/2012

Description of Approved Work: The general scope of work is to replace the existing poorly constructed facade with something similar but with more durable materials such as a concrete stucco with a smooth finish. The scale and articulation will remain the same. The applied decoration will go away for a cleaner look and more in keeping with the simplicity of the original 1940's building.

Findings and Conditions: Although this building was constructed in the 1940's, and is listed as contributory on the survey, the facade proposed to be remodeled was construction around 1994 and is therefore, not a historic component of the building. The existing facade is in poor condition and deteriorating due to the materials that were used when it was constructed. The new facade will be more in keeping with the historic design of the building.

Note: Please submit your plans and this Certificate of Appropriateness to the Building Services Division in Room 215 for permit issuance

SLC Planning Division
451 S State, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Telephone: (801) 535-7757

Signature of Planner

SALT LAKE CITY PLANNING

Feb 2008

Cucina Deli Facade Remodel

1026 E 2ND AVENUE, SALT LAKE CITY

SCOPE:
REMOVE EXISTING FACADE AND REPLACE WITH NEW

2009 IBC

THE GENERAL SCOPE OF WORK IS TO REPLACE THIS EXISTING POORLY CONSTRUCTED FACADE WITH SOMETHING SIMILAR BUT WITH MORE DURABLE MATERIALS SUCH AS A CONCRETE STUCCO WITH A SMOOTH FINISH.

THE SCALE AND ARTICULATION WILL REMAIN THE SAME. THE APPLIED DECORATION WILL GO AWAY FOR A CLEANER LOOK AND MORE IN KEEPING WITH THE SIMPLICITY OF THE ORIGINAL 1940'S BUILDING.

OCCUPANCY: A-2, RESTAURANT

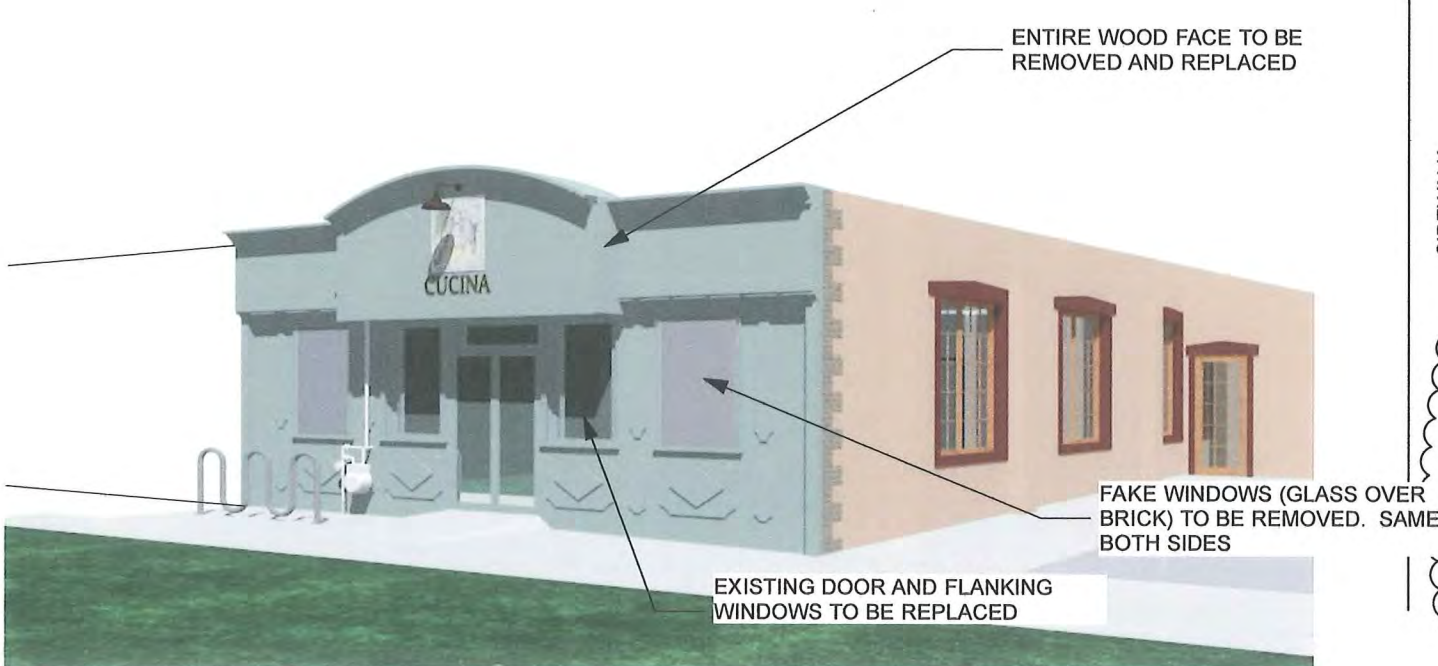
CONSTRUCTION TYPE: V-B

ALLOWABLE AREA/HT: 1 STORY, 6000 SF
EXISTING: 2463 SF (NO PROPOSED CHANGE)

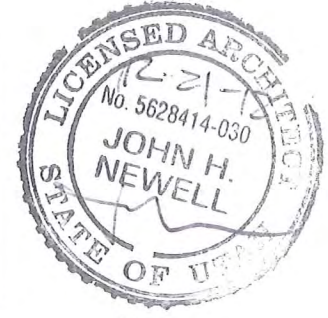
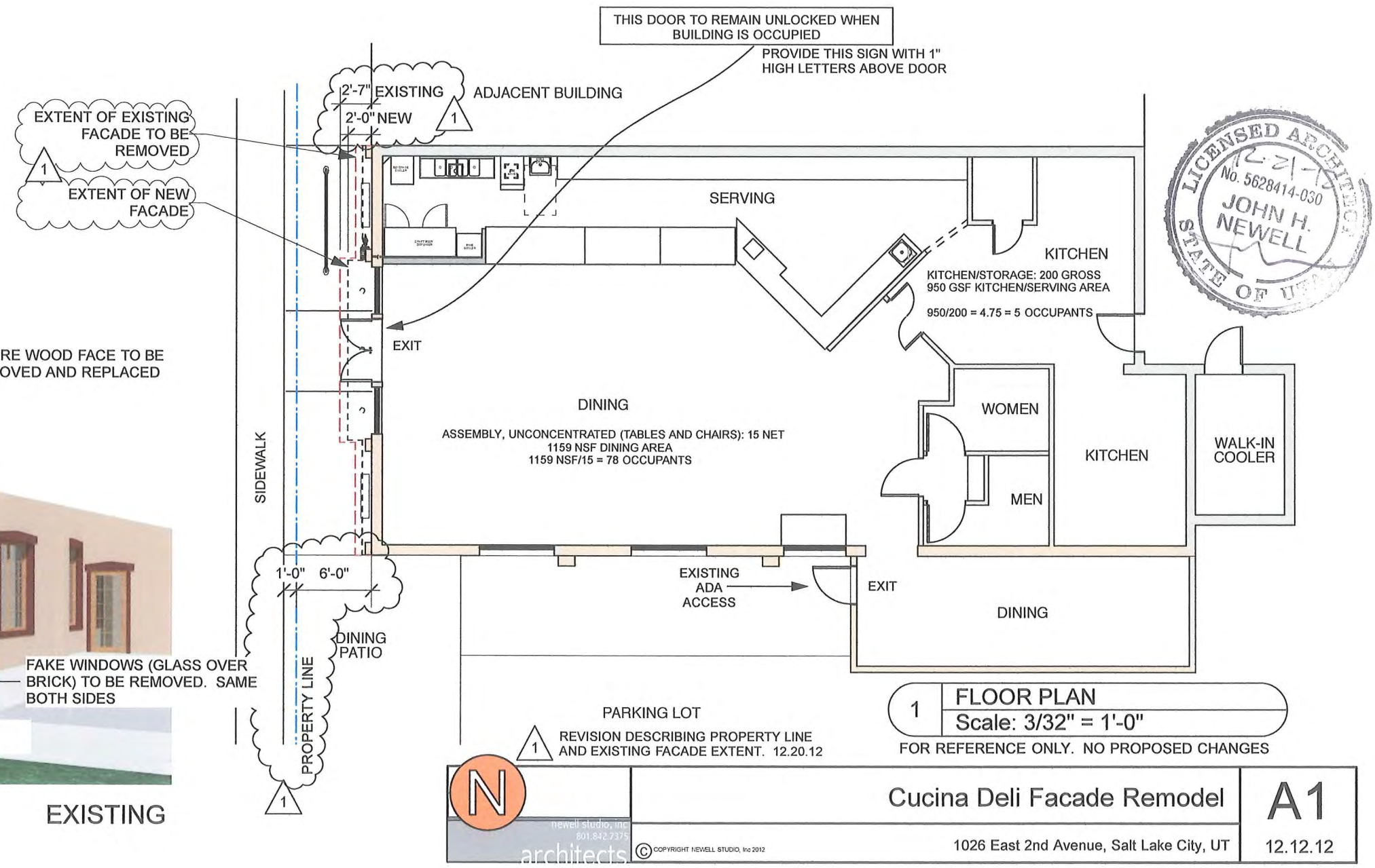


PROPOSED

DRAWING INDEX	
A1	COVER
A2	EXISTING CONDITIONS
A3	PROPOSED ELEVATION/PLAN
A4	WALL SECTIONS
A5	WALL SECTIONS
A6	WINDOW/DOOR INFO



EXISTING



1 FLOOR PLAN
Scale: 3/32" = 1'-0"
FOR REFERENCE ONLY. NO PROPOSED CHANGES

	newell studio, inc. 801.842.7375 architects	1026 East 2nd Avenue, Salt Lake City, UT	A1 12.12.12
	Copyright NEVELL STUDIO, Inc 2012		

Cucina Deli Facade Remodel

1026 E 2ND AVENUE, SALT LAKE CITY

SCOPE:

REMOVE EXISTING FACADE AND REPLACE WITH NEW

2009 IBC

THE GENERAL SCOPE OF WORK IS TO REPLACE THIS EXISTING POORLY CONSTRUCTED FACADE WITH SOMETHING SIMILAR BUT WITH MORE DURABLE MATERIALS SUCH AS A CONCRETE STUCCO WITH A SMOOTH FINISH.

THE SCALE AND ARTICULATION WILL REMAIN THE SAME. THE APPLIED DECORATION WILL GO AWAY FOR A CLEANER LOOK AND MORE IN KEEPING WITH THE SIMPLICITY OF THE ORIGINAL 1940'S BUILDING.

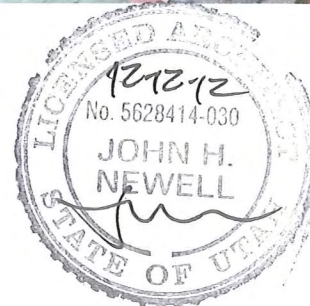


EXISTING CONTEXT
DELI WITH LAUNDROMAT NEXT DOOR.

EXAMPLES OF FACADE FALLING APART



EXISTING DELI FACADE



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Cucina Deli Facade Remodel

1026 East 2nd Avenue, Salt Lake City, UT

A2

12.12.12



SALT LAKE CITY
HISTORICAL LANDMARK COMMITTEE
STAFF SCREENING APPROVAL

Address of Historic Property 1026 Second Ave

Owner name and mailing address Pierre Chesnel / 3239 E. 3300 S

Owner's phone: (h) 486-5357 (w) _____

Description of Project: renovation of 1960's-era stone -
using new windows and bar-tile roof.

Staff Analysis OK to use bar-tile because it's not
historic.

Standards on which decision was made (specify section or page number):

- Ordinance _____
- Design Guidelines _____
- Secretary of Interior's Standards _____
- Policy _____
- Other _____

Attached documentation (Circle)

- Photograph _____
- Elevation drawing _____
- Manufacturer's brochure _____
- Field inspection. _____

[Signature]
Owner or Authorized agent

[Signature]
Preservation Staff

3/28/94
Date

OTHER BUSINESS ITEM 9
APPEAL BY BOB BOLDS OF ADMINISTRATIVE DECISION TO ALLOW
STUCCO AND RE-CREATED WOODEN STOREFRONT ON
COMMERCIAL STRUCTURE AT 1026 E. SECOND AVENUE

BACKGROUND AND OVERVIEW

On Friday, May 27, 1994, HLC staff received the attached appeal by Bob Bolds appealing the administrative decision to allow stucco to be applied to the building at 1026 E. Second Avenue. This building used to house the New Frontiers Market and was constructed in the 1960's or 1970's; it is not a contributory building in the Avenues Historic District. **It is in a Business B-3 zone (limited commercial and neighborhood shopping).** The building is owned by Dennis Glass who planned to rent the space to Pierre Chesnel, owner of Pierre's Country Bakery, for a bakery/cafe use. The building has a brick face on the north (street) facade, concrete block on the west wall and an addition at the southwest corner faced in T-111 siding. A building permit was taken out for restaurant remodel on March 9, 1994.

Last winter, Pierre and Dennis approached staff about altering the building to accommodate this use. Staff administratively approved new windows on the west, a new door on the addition, new signage and a deck. This approval was granted on March 28, 1994.

Several weeks later, Dennis mentioned to staff that Pierre planned to stucco the building. Although staff was not opposed to this concept it was felt that this should be studied at least at the sub-committee level. Other changes were proposed, such as building the front of the store out in wood.

The subcommittee reviewed this on May 6, 1994. The subcommittee was not opposed to the stucco. Several members felt that the amount of the detail on the west wall as it was presented was excessive. Rob Pett mentioned that traditionally the visual emphasis on commercial structures in the Avenues is on the storefront and that the secondary walls are very subdued. Burke Cartwright was opposed to the window boxes. The subcommittee requested that better drawings be presented before final approval was given.

Subcommittee members looked at the revised drawings after the May 18, 1994 meeting. They told staff that the stuccoing and the storefront could be approved. Staff felt that the window boxes were appropriate as they could be easily removed and are simple, wire elements. Staff and the subcommittee members agreed that the round elements on the west wall have to be removed. Staff called Pierre on May 19, 1994 and told him the subcommittee decision.

After receiving the request from Mr. Bolds to deny the stucco staff requested that a stop work order be placed on the site.

STAFF RECOMMENDATION

Staff recommends that the appeal be denied. The building is not a contributing structure to the Avenues and the stucco will not obscure a character-defining feature. Staff will request that the stop work order not be removed until a building permit reflecting the work approved after March 28, 1994 is obtained.

Elizabeth Egleston
June 1, 1994

Case No. 035-94, an appeal by Bob Bolds of an administrative decision to allow stucco and a re-constructed wooden front of a commercial structure at 1026 E. Second Avenue to accommodate a bakery.

Due to a conflict of interest on this appeal, Ms. Hatch withdrew from the committee.

Mr. Bob Bolds, owner of property in the Avenues Historic District withdrew the appeal after meeting with the owner and lesee of the building at 1026 E. Second Avenue.

There was a lengthy discussion about notifying abutting property owners of administrative approvals. Mr. Bold appealed because he thought there should have been an opportunity for public input on this case since it dealt with major alterations to the exterior of the building. Ms. Anderson agreed with his statement, but reminded Mr. Bolds that the structure was non-contributory to the district. Mr. Morgan felt there was a responsibility to let abutting property owners know of changes. Mr. Pett also agreed with Mr. Bolds stating that the changes were visible from the street and the changes would affect other property owners. Mr. Hartley said that the administrative approval was granted on this project because it met the adopted standards. Ms. Coffey indicated the need to balance streamlining the approval process for applicants with the issue of notifying abutting property owners.

Update on Irving Jr. High and Irving Court

Mr. Richard Turpin of the Redevelopment Agency of Salt Lake City, was present. He stated that he wanted to update the committee on Case No. 001-94, Irving Jr. High School. Mr. Turpin said that when Irving Court was selected as the developer, to whom the Redevelopment Agency expected to transfer the title of Irving Jr. High, the agency set certain parameters within which they must operate. One of those was that they preserve a portion of the historic school, and the other was that they close on the sale of the property within 60 days, or within 10 days after the demolition and removal of the asbestos, whichever ever was longer. Mr. Turpin stated that a representative of Irving Court who attended the Redevelopment Board meeting, had alternate plans of the Irving Commons project. Mr. Turpin continued by saying that the plan that the Historical Landmark Committee reviewed was a garden-style apartment complex. This plan was also reviewed by the Board of Directors of the Redevelopment Agency, as well as the neighborhood community council. The developer found out they could not get a building permit to build that particular complex through the normal permit process. In order to build the garden apartment plan, a Planned Unit Development (PUD) process would be required which might create a delay of 5 or 6 months. The developers were unwilling to close on the sale of the property without the certainty that they could obtain a permit. They had an alternative plan that could be permitted over the counter. It was a plan for a more urban-type complex. There would only be two buildings; one on the back piece of property, which was zoned R-6, and one on the front part of the property which was zoned C-3. Mr. Turpin said that the Board was not willing to accept that plan. The members had concerns about the design, density, and delay. They passed a resolution which stated that the sale of the Irving Jr. High property must be closed

ATTACHMENT G: HISTORIC PRESERVATION STANDARDS

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

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	Finding	Rationale
<p>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;</p>	<p>Complies</p>	<p>This commercial building is currently vacant but was previously used as a Laundromat for many years. The proposed use will remain commercial. This standard is met.</p>
<p>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;</p>	<p>With conditions applied, the project complies: Storefront Windows</p> <p>Does not comply: Exterior cladding, new entry columns, new entry doors</p>	<p>The storefront is one of the most character defining features of a commercial building. The subject property is characterized by the large windows, materials and simple linear geometry of the design and profile. Mid-century design embraced elements that could be pre-fabricated and assembled on site. Unusual and textured masonry were often utilized in mid-20th Century storefronts, and the wire cut textured brick used on the facade this building is an example of common masonry materials used in this style of architecture. The proposal includes covering up the existing brick exterior wall with sandstone panels and architectural concrete. Covering up original masonry surfaces with other materials is not recommended in the Design Guidelines and should be avoided. Doing so would compromise the historic character of the building and can also cause physical damage to the original wall material.</p> <p>The building has an “open front” style with large plate glass windows which allow for visibility into the building from the sidewalk. The windows help to create a smooth, simplified geometrical appearance—a character defining feature of this era of architecture. The proposal includes replacement of the storefront windows with a new anodized aluminum storefront system with insulated glazing. The storefront window maintains the existing storefront opening, however the design and fenestration of the proposed storefront window replacement alters the open style of the windows that help characterize the building.</p> <p>Part of the request is to replace the existing single glass aluminum framed door with frameless glass double entry doors, and new sandstone columns that are built up around the new double entry doors. The proposed double doors would also remove the existing transom window above the entrance. The replacement doors are not consistent with the design and period of the building and the request alters the original primary entrance. The proposed sandstone columns around the entry add an architectural feature to the building where none historically existed and adversely affects the historic integrity.</p> <p>The proposed alterations to the storefront compromise the historic integrity and alter the character defining features of the structure. The proposal does not meet this standard.</p>

<p>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.</p>	<p>With conditions applied, the project complies: Storefront Windows</p> <p>Does not comply: Exterior cladding, new entry columns, new entry doors</p>	<p>The proposed exterior wall cladding and new sandstone columns cover up the original historic brick. This requested treatment does not have a historical basis and would adversely affect the historic integrity of the building. Staff recommends repairing or insulating the existing windows over replacement. If its determined repair is not feasible, the replacement windows should match the existing windows as closely as possible in terms of size, design, and fenestration. The proposed replacement windows do not match the existing storefront window in terms of size, design and arrangement. The design of the replacement window is broken up by the aluminum framing that creates smaller more interrupted window openings that are not appropriate with existing open style window. The request is in conflict with the Residential Design Guidelines for properties in Historic Districts and does not meet the objectives of this standard.</p>
<p>Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.</p>	<p>With conditions applied, the project complies</p>	<p>As part of the request, the existing wood fascia would be replaced with new aluminum panels on plywood sheathing over existing fascia framing. The existing wood fascia was a later addition to the building and the proposed height of the new aluminum fascia will be reduced by approximately 1 foot, which brings the height closer to the height of the fascia that was original to the building. Where the new entryway columns are proposed, the proposed fascia will project approximately 18 inches beyond the rest of the fascia profile. The architecture of this building is characterized by simple lines and altering the fascia profile is not consistent with the character of the building. As a condition of approval, staff is recommending that the fascia does not project and maintains the profile of the existing fascia band. With conditions applied, this standard is met.</p>
<p>Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p>Does not comply</p>	<p>The exterior brick and large open front style windows of the building are indicative to the era of architectural design and construction. Covering up the exterior brick with sandstone panels, replacement of the storefront windows and single glass door would significantly alter the front facade and character of the property. By covering up or replacing these distinctive features and examples of craftsmanship, the historic integrity of the structure is compromised. The proposal conflicts with this standard.</p>

<p>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.</p>	<p>With conditions applied, the project complies: Storefront Windows</p> <p>Does not comply: Exterior cladding, new entry columns, new entry doors</p>	<p>Experimental technologies and production line construction made Mid-Century modern buildings innovative, drastically and permanently changing the construction field. It is the same innovation however which threatens the long term preservation of these buildings as the materials used have proven to have shorter lives than their traditional counterparts. The request to replace the dilapidated storefront windows with new insulated glazing; however the fenestration of the new windows alters the existing open visual qualities of the building. Part of the request is to replace the existing single glass aluminum framed door and transom window with new frameless glass double entry doors. There is no historical evidence that suggests this request is a historically accurate duplication of this feature. As a condition of approval, Staff is recommending the existing window system is repaired, and if it's determined that the window is beyond repair, the replacement window shall match in terms of compositions, design, fenestration and size. With conditions applied as recommended by Staff, replacement of the storefront window meets this standard.</p>
<p>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.</p>	<p>Not applicable</p>	<p>The proposal does not include cleaning treatments of existing historic materials. This standard does not relate to this proposal.</p>
<p>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.</p>	<p>With conditions applied, the project complies: Storefront Windows</p> <p>Does not comply: Exterior cladding, new entry columns, new entry doors</p>	<p>Covering and concealing the existing masonry exterior should be avoided and the proposed sandstone and concrete cladding over the exterior brick would adversely affect the historic integrity of the building. The windows on the structure are an essential element of the storefront which provides a sense of scale and aesthetic quality to the facade of the commercial building. The simple arrangement of the proportions and design of the openings are important elements of the architectural composition. The Design Guidelines recommend that windows be repaired rather than replaced, and replacement shall only be considered if the original is irreparably damaged. If replacement is necessary, Staff recommends as a condition of approval that the replacement window should match the original storefront window configuration. As requested, the alterations destroy significant architectural materials and the design is not compatible with the size, scale, material and character of the property.</p>
<p>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 differentiate 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.</p>	<p>Does not comply</p>	<p>Covering up the existing brick exterior wall with sandstone panels and architectural concrete as proposed is inappropriate. The proposal would impair the essential form and integrity of the structure. Covering the original masonry and with the proposed materials compromises the historic character of the building. This standard is not met.</p>
<p>Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.</p>	<p>Not applicable</p>	<p>The proposal does not include the use of vinyl, asbestos, or aluminum cladding applied to the original material. This standard is not applicable.</p>

<p>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.</p>	<p>Not applicable</p>	<p>This proposal does not pertain to an existing sign or a new sign. This standard is not applicable to the project.</p>
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ATTACHMENT H: APPLICABLE DESIGN GUIDELINES

The following are applicable historic design guidelines related to this request. On the left are the applicable design guidelines and on the right, a list of the corresponding Zoning Ordinance standards for which the design guidelines are applicable. The following applicable design guidelines can be found in *Design Guidelines for Commercial Properties and Districts in Salt Lake City*.

Applicable Design Guidelines	Corresponding Standards for a Certificate of Appropriateness
<p>Design Objective 2.1- Historic storefronts and their components should be retained and maintained.</p> <ul style="list-style-type: none"> • Storefront components include display windows, bulkheads, transoms, doors, cornices, pillars and pilasters. • Deteriorated or damaged storefronts and their components should be repaired to retain their historic appearance. • Covering or concealing historic storefront components with modern materials should be avoided. 	Standards 2, 3, 4, 5, 6, 8 and 9
<p>Design Objective 2.12-Design a replacement window and bulkhead that reflects the traditional hierarchy of storefront elements.</p> <ul style="list-style-type: none"> • If original display windows or bulkheads are missing or deteriorated beyond repair, replace with new to match the originals. • If the original window design is unknown, a replacement window should maintain the traditional proportions and transparent quality of a storefront. 	Standards 2, 3, 5, 6 and 8
<p>Design Objective 2.13-Transom lights should not be obscured.</p> <ul style="list-style-type: none"> • Covering or concealing transoms with signs, the introduction of new materials, or other items should be avoided. 	Standards 2, 5, 6 and 8
<p>Design Objective 2.14- The decorative and functional features of an original primary entrance should be preserved and maintained.</p> <ul style="list-style-type: none"> • Primary doors, or those on the main facade, should be preserved. • Original framing such as jambs, sills, and headers of openings should be retained and maintained. • Removing or altering original doors, surrounds, transoms, or sidelights should be avoided. 	Standards 2, 5, 6 and 8
<p>Design Objective 2.16- Replace historic doors that are beyond repair or missing with new doors that are consistent with the style of the original door or building.</p> <ul style="list-style-type: none"> • Match replacement doors to the historic door in materials and size; ensure they are consistent for the style and period of the building. • Ideally, a replacement door will have the same series of panels and have a frame of the same dimensions. • Refer to documented research and/or historic photographs when replacing doors. 	Standards 2, 5, 6 and 8
<p>Design Objective 3.1- Historic building materials, such as brick, stone, terra-cotta, cast concrete, mortar, wood, stucco and metals should be preserved and maintained.</p> <ul style="list-style-type: none"> • When the material is damaged, then limited replacement, matching the original, may be considered. • Covering or concealing historic building material should be avoided. 	Standards 2, 3, 5, 6, 8 and 9
<p>Design Objective 3.2- The traditional scale, texture and character of masonry surfaces and architectural features such as the original tooling, bonding and mortar joints should be retained.</p>	Standards 2, 3, 5, 6, 8 and 9

Applicable Design Guidelines	Corresponding Standards for a Certificate of Appropriateness
Design Objective 3.5- Covering or concealing original masonry surfaces with other materials such as stucco, metal or vinyl should be avoided.	Standards 2, 3, 5, 6, 8 and 9
Design Objective 3.20- Historic materials from the mid-20th century should be preserved and maintained.	Standards 2, 3, 4, 5, 6, 8 and 9
Design Objective 3.21- If exact replacement materials cannot be obtained, use materials that replicate the original as closely as possible in appearance, color and texture.	Standards 2, 3, 4, 5, 6, 8 and 9
Design Objective 4.2-The traditional ratio of window opening to solid wall (“solid to void”) should be maintained on a primary facade. <ul style="list-style-type: none"> • Changing the amount of glass on a character defining facade will adversely affect the integrity of the building. 	Standards 2, 3, 6, 8 and 9
Design Objective 4.3- The size, shape and proportions of original window openings should be retained. <ul style="list-style-type: none"> • Changes to the original window openings in a key character-defining facade should be avoided. • The proportions of the original window should be respected and retained in any alterations or repair. 	Standards 2, 3, 5, 6, 8 and 9
Design Objective 4.6-Replace windows only if they are beyond repair and the new windows match the original in size, materials, and number and arrangement of lights.	Standards 2, 3, 5, 6, 8 and 9
Design Objective 5.5-Adding architectural features to buildings where none historically existed will adversely affect historic integrity and should be avoided.	Standards 2, 3, 4, 5, 6 and 9

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings and Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project.

Notice of the public hearing for the proposal include:

- Notice mailed on July 1, 2015
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 1, 2015

Staff has not received any public comment related to this project. Any comments received after the publication of this staff report will be forwarded to the Historic Landmark Commission.

ATTACHMENT J: MOTIONS

Consistent with Staff Recommendation:

Based on Staff's analysis and findings listed in this staff report, and the information in the 2007 & 2013 Avenues Reconnaissance Level Surveys, The Historic Landmark Commission finds that the building's character defining features are intact and I move to reconfirm that the building located at 1030 E 2nd Avenue is a "B" rated contributing structure to the Avenues Local Historic District.

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Historic Landmark Commission approve the request for a Certificate of Appropriateness for the fascia and replacement of the storefront windows subject to the conditions:

- 1. New aluminum fascia will not extend/project beyond the profile of the existing fascia.**
- 2. Repair and or upgrading the energy efficiency of the existing storefront window will be pursued as an option before replacement is considered. If it is determined windows are beyond repair, the replacement storefront windows will have a similar window fenestration to the existing storefront windows and final details are delegated to Staff.; and;**

to deny the request for a Certificate of Appropriateness for the proposed exterior wall cladding, door replacement and new entryway columns at 1030 E 2nd Avenue.

Not Consistent with Staff Recommendation:

Based on the information, testimony and the proposal presented, The Historic Landmark Commission finds that the character defining features of the building located at 1030 E 2nd Avenue have been altered making the historic form, materials and details indistinguishable and these alterations are irreversible. The Commission finds that the contributing status of the subject property should be changed from "B" Contributing Building, to "C" Non-Contributing Building. Specifically, the Commission finds that the building does not meet the criteria as outlined in section 21A.34.020(B) and 21A.34.020(C)(10). (Commissioner then states findings based on the Standards to support the motion):

Section 21A.34.020(B) defines contributing a non-contributing structures as:

Non-Contributing Structure: A structure within the H historic preservation overlay district that does not meet the criteria listed in subsection C10 of this section. The major character defining features have been so altered as to make the original and/or historic form, materials and details indistinguishable and alterations are irreversible. Noncontributing structures may also include those which are less than fifty (50) years old.

21A.34.020(C)(10)

Standards For The Designation Of A Landmark Site, Local Historic District Or Thematic Designation: Each lot or parcel of property proposed as a landmark site, for inclusion in a local historic district, or for thematic designation shall be evaluated according to the following:

- a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
 - (1) Events that have made significant contribution to the important patterns of history, or
 - (2) Lives of persons significant in the history of the city, region, state, or nation, or
 - (3) The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or
 - (4) Information important in the understanding of the prehistory or history of Salt Lake City; and

- b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the national register of historic places;
- c. The proposed local historic district or thematic designation is listed, or is eligible to be listed on the national register of historic places;
- d. The proposed local historic district contains notable examples of elements of the city's history, development patterns or architecture not typically found in other local historic districts within Salt Lake City;
- e. The designation is generally consistent with adopted planning policies; and
- f. The designation would be in the overall public interest.

Based on the information, testimony and the proposal presented, I move that the Commission approve the request for Major Alterations to the front facade of the commercial building located at 1030 E 2nd Avenue. Specifically, the Commission finds that the proposed project complies with the review standards based on the following findings (Commissioner then states findings based on Standards **2, 3, 4, 5, 6, 8** and **9** 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;**
- 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.