



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission
From: Anthony Riederer, Principal Planner
Date: January 7, 2016
Re: Contributing Status of Property at Approximately 35 S 900 E

This memo regards the contributing status of a building that falls within Salt Lake City's South Temple Local Historic District, but that never was inventoried or surveyed to determine its contributing status.

Please review the following information with an eye toward determining the proper status of the building as contributing or noncontributing to the historic district. It is important to note that this action does not suggest that the site itself would be removed from the South Temple Local Historic District.

Given its proximity to significant historic resources it is the opinion of staff that this site should remain within the local historic overlay, and that any new construction on the site should be subject to review under the city's standards and guidelines for New Construction in Local Historic Districts.

Staff Recommendation

Staff recommends the Historic Landmarks Commission discuss the property, staff analysis and any testimony of the public concerning the structure at approximately 35 South 900 East and make a determination that the building is "noncontributing". The staff recommendation is that the building be found to have lost its character defining-features to successive modifications and remodeling and thus be a non-contributing structure.

Motion (consistent with staff recommendation)

Based on the analysis and findings listed in this memorandum and public testimony, I move that the Commission express their sentiment that the existing structure at approximately 35 S 900 E is non-contributing to the South Temple Local Historic District.

Background

Originally, the South Temple Local Historic District was set up to be defined by a line a certain distance from the centerline of the South Temple. With this original boundary, only a portion of the parcel at 35S 900E, was included in the district. It appears that because only a portion of the site (and not the building) was within that centerline-defined boundary, neither the site address nor the buildings extant were included in that original nomination. (see original map, Attachment C)

When, in 2009, the map was 'cleaned up' to follow the property lines, the assumption was that each of these properties had been 'intended' to be a part of the original district. Through this process, the local district map was amended to include these properties, giving them the protection of Salt Lake City's historic protection overlay. (see amended map, Attachment D)

Four of the five buildings added at this time had previously been surveyed and inventoried as part of the South Temple National Historic District, and those surveys were used to identify significant features. However, no such survey was done for the property at 35 South 900 East, leaving its contributing status unclear.

Analysis

21A.34.020 B.2&3&4

2. **Contributing Structure:** 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.
3. **Noncontributing Structure:** A noncontributing structure is 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.
4. **Landmark Site:** A landmark site is any site included on the Salt Lake City register of cultural resources that meets the criteria outlined in subsection C10 of this section. Such sites are of exceptional importance to the city, state, region or nation and impart high artistic, historic or cultural values. A landmark site clearly conveys a sense of time and place and enables the public to interpret the historic character of the site.

21A.34.020 C.10 - Standards for the Designation of a Landmark Site/Contributing Structure

- 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**

The building is not associated with an event that made a significant contribution to a pattern of history, is not association with a person significant in the history of the city, region, state, or nation. The original styling of the building was characteristic of a period of design; however the physical integrity of the building has been lost due to significant alterations to character defining features. The building does not relate to information important to the understanding of the prehistory or history of Salt Lake City.

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.

The building has undergone several significant alterations leading to modification or loss of key character defining features. These exterior alterations include significant changes to the eaves, changing the roof type from flat to hipped, the painting of the original brick exterior and changes to both the size of windows and the material/function of those windows. (see photos, Attachment B) Each of these aspects of the original design were key to the character of the building, at the time of construction.

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

The building is not currently listed as part of the South Temple National Historic district. It would be eligible for inclusion on the national register of historic places, on the basis of age, however it would likely not meet the other qualifying criteria.

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.

The only notable aspect of this building relative to the city's history is that it was developed at a time when large-scale medical offices were permitted to encroach into previously residential areas. Though this is indicative of a specific time in Salt Lake City's history of urban development, it is far from the only example of this development.

E. The designation is generally consistent with adopted planning policies.

Designation of this building as contributing to the South Temple Local Historic District would not be consistent with adopted planning policies, in that it is neither a strong example of a historic style, nor does it retain the character defining features of its original design.

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

Designation would not be in the public interest in that the building, in its current form, retains little of the character of the original design, nor is there an essential connection between the building and either notable historic personalities or the history of the city itself.

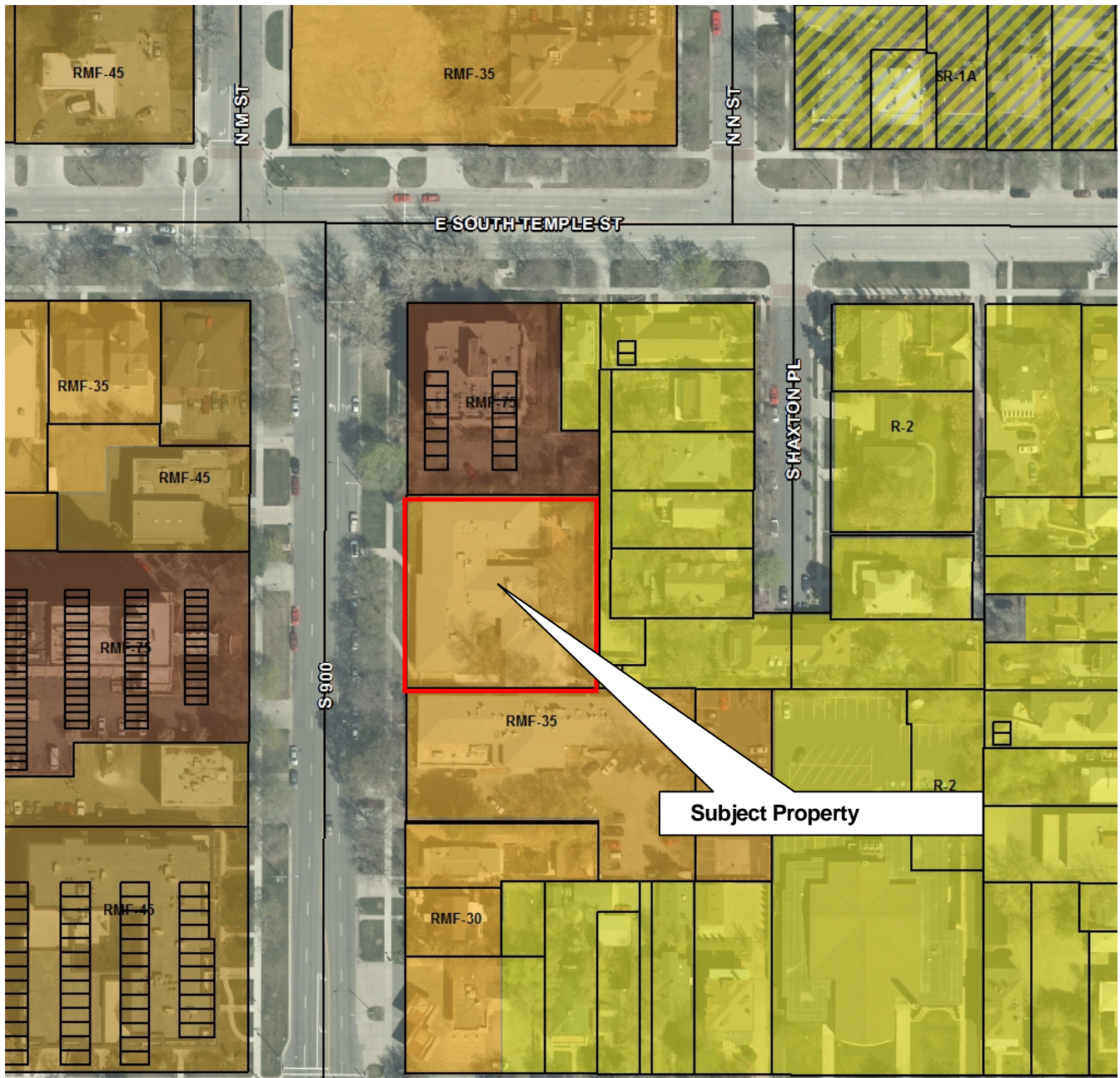
Conclusion

Based on the above definitions for contributing/noncontributing structures and the analysis of the standards that would be required to identify and include the structure as contributing to the district, staff's opinion is that it should be identified as a noncontributing structure in the district.

Attachments:

- A. Area Map
- B. Photos
- C. South Temple District Boundary Adjustment

Attachment A
Area Map

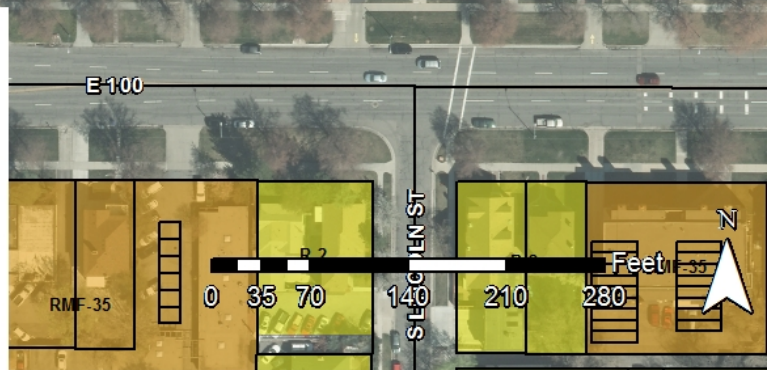


Legend

Zoning Districts

Zoning Districts

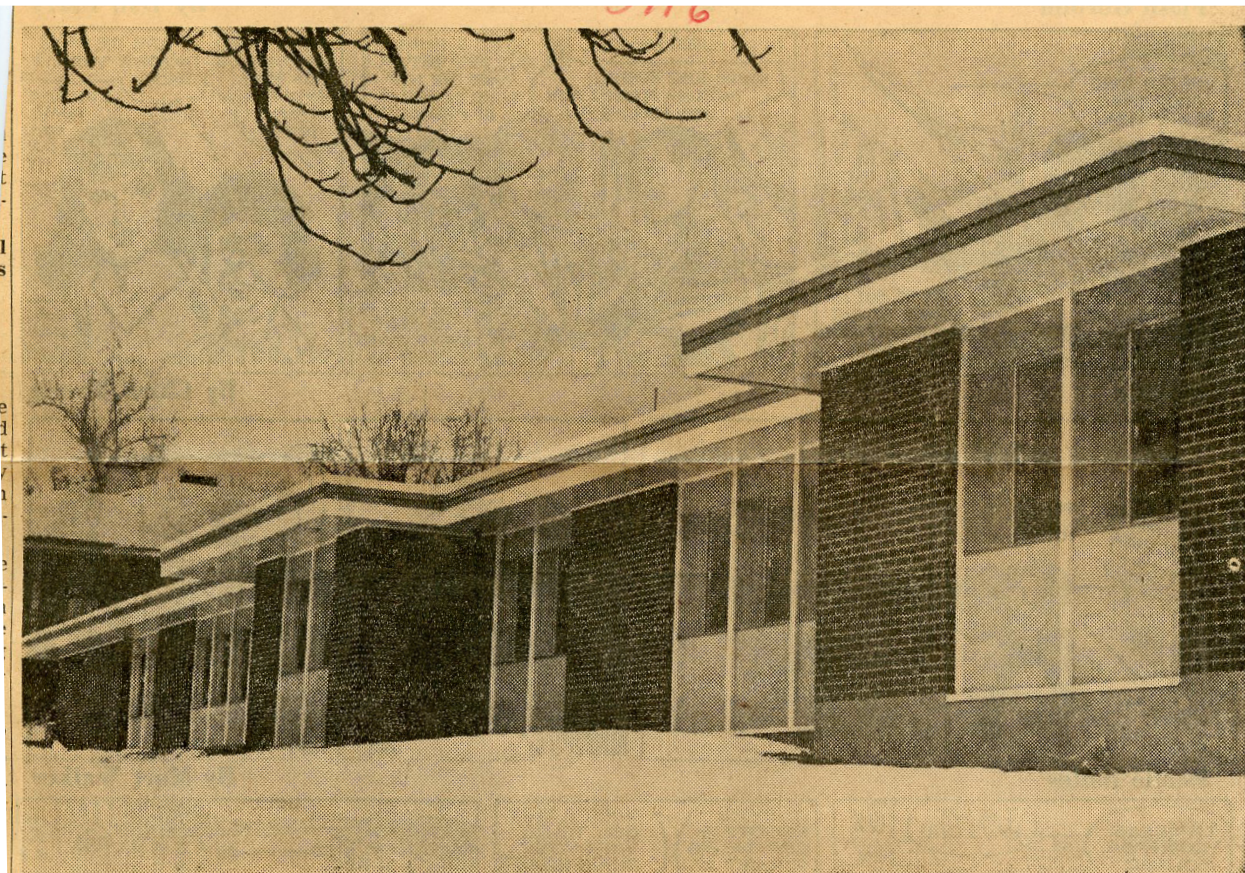
-  R-2 *Single- and Two-Family Residential*
-  RMF-30 *Low Density Multi-Family Residential*
-  RMF-35 *Moderate Density Multi-Family Residential*
-  RMF-45 *Moderate/High Density Multi-Family Residential*
-  RMF-75 *High Density Multi-Family Residential*
-  SR-1A *Special Development Pattern Residential*
-  SR-3 *Special Development Pattern Residential*



Attachment B
Photographs



JUN • 60 •

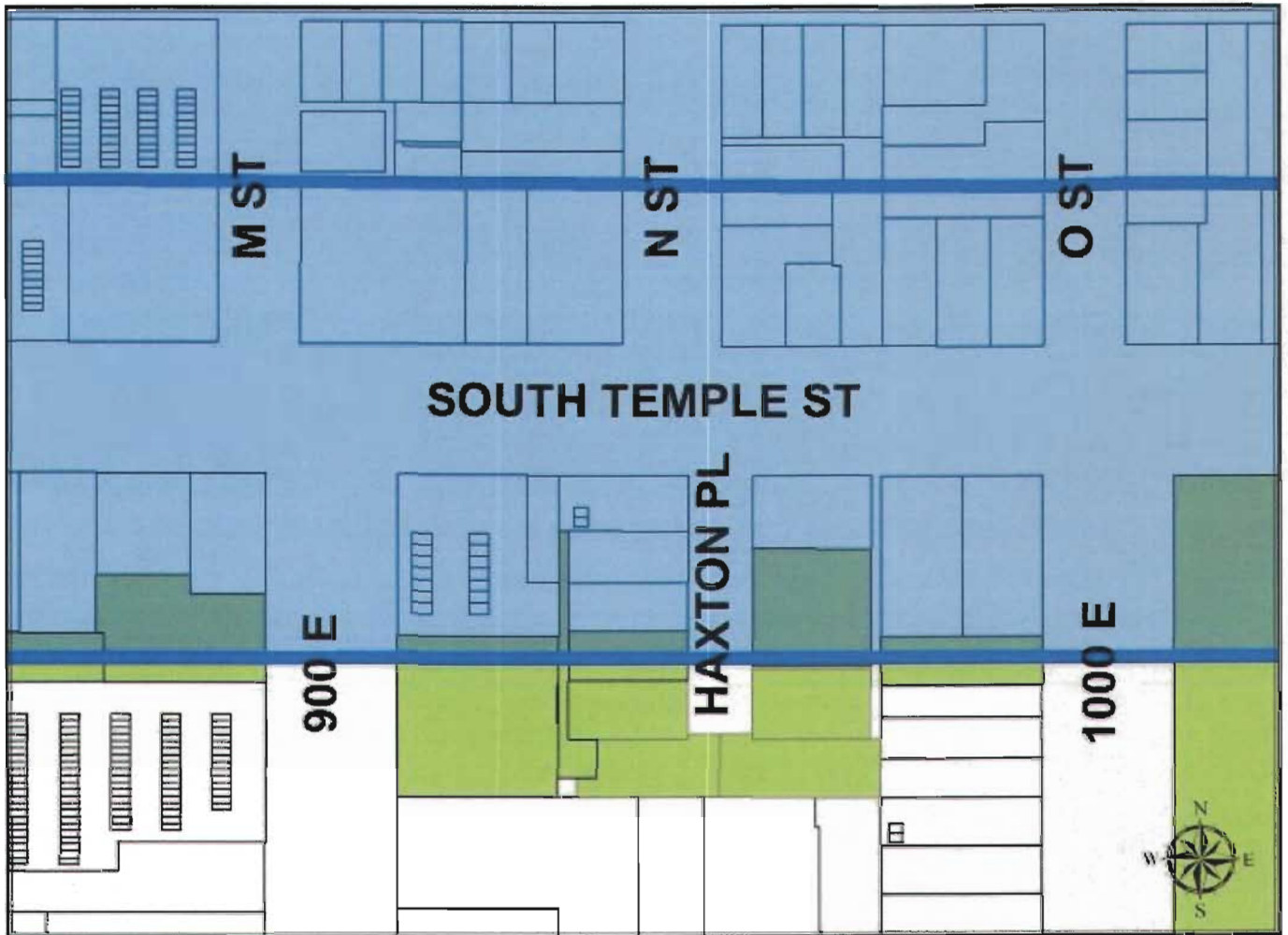


Picture shows 55-bed, \$250,000 nursing home completed by Capital Industries, Inc., for a nation-wide operator. The facility will be open to medical personnel on Saturday, and to the public Sunday. Patients will be admitted Monday.



Current Photographs (2015)

Attachment C
South Temple District Boundary Adjustment



Close up view of a section of the South Temple district showing the addition of Haxton Place Properties. The blue section reflects the current district boundary and the green shows the lots or portions of lots that would be included within the existing district.