



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission
From: Tracy Tran
(801) 535-7645 or tracy.tran@slcgov.com
Date: January 7, 2015
Re: PLNHLC2015-00815 – Erbin Hall Chimney Removal

MINOR ALTERATION-CHIMNEY REMOVAL LANDMARK SITE

PROPERTY ADDRESS: 205 E 1st Avenue
PARCEL ID: 09-31-382-002-2000
HISTORIC DISTRICT: Landmark Site/Avenues Historic District
ZONING DISTRICT: I-Institutional

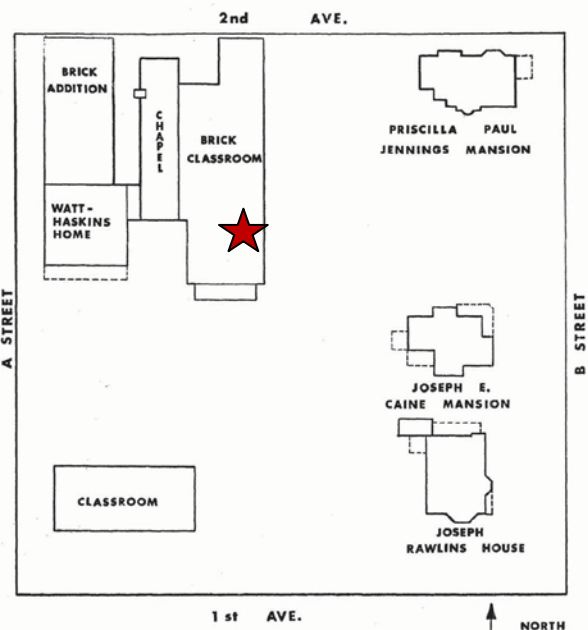
REQUEST: Brian McCarthy is requesting a Certificate of Appropriateness from the City for the removal of two original brick chimneys that were demolished in August/September of 2015, at the above listed address. This building is a part of the Madeleine Choir School, a City Landmark Site.

STAFF RECOMMENDATION: Staff recommends based on the analysis and findings in this report, that the request to remove two chimneys be denied. Since the chimneys have already been removed, and were considered key character defining features, staff recommends that these chimneys be reconstructed to match the original chimneys as best as possible.

RECOMMENDED MOTION: Based on the analysis and findings listed in this staff report, testimony received, and the proposal presented, I move that the Commission deny the request for Certificate of Appropriateness for removal of two chimneys at Erbin Hall, located at approximately 205 E 1st Avenue and that the chimneys be reconstructed to match the original chimneys. Specifically, the Commission finds that the proposed project does not comply with the review standards.

BACKGROUND AND PROJECT DESCRIPTION:

On October 8, 2015, Brian McCarthy submitted a Minor Alterations Petition No. PLNHLC2015-00815 for various alterations to Erbin Hall, a building that is part of the Madeleine Choir School. These alterations are part of major seismic and life-safety upgrades to the building. Many of the proposed alterations have been administratively approved including re-roofing, removing steel staircases, replacing two unoriginal doors with windows to match original, and the adding below grade egress stairs.(list some of those). However, the applicant has requested the removal of two inoperable chimneys at the Erbin Hall Building (see red star on map), located near the front of the building with each one located to the west and to the east sides of the building. These chimney have already been removed to below the roof line. Because the chimneys were key character defining features that were removed, this request to remove the chimneys requires review from the Historic Landmark Commission. Staff believes these chimneys measuring approximately 1'8" x 16'8" are character defining features of the building and



ROWLAND HALL
ST. MARK'S SCHOOL
Date Published: December 29, 2015

should have been maintained and at the very least, retained. The chimneys, particularly the one located on the eastern portion of the building is quite readily visible from the public views.

The building is located on a 2.5 acre parcel, between A and B Street and between 1st and 2nd Avenue. The parcel is a landmark site and was formerly the Rowland Hall - St Mark's School on the National Register of Historic Places. The site consists of a total of seven (7) buildings: 4 single-family homes, a chapel, a classroom, and a new classroom. The subject Erbin Hall Building is located in the northwest section of the block and is located directly east of the Watt-Haskins Home and the chapel. A series of three (3) mansions are located along B Street and a classroom building is located along 1st Avenue and A Street. This site is also within the Avenues Local Historic District. The parcel is zoned I - Institutional District.

The chimneys on the Erbin Hall building are located near the front of the building. However, the front of the Erbin Hall building is located near the interior of the landmark site, and set in over 112' from the right of way. The view of chimneys are visible, more so with the eastern chimney, but they are not as prominent since they are located towards the middle of the block. According to the applicant, the chimneys will pose a hazard in a seismic event and will fall into the building filled with elementary school children. In addition, the retention of the chimneys interrupted the continuous bond beam integral to a complete lateral force resisting system and the seismic upgrade project.

According to a National Register of Historic Places Nomination Form completed on July 26, 1979 (See Attachment D), the large brick classroom building (now known as Erbin Hall) was constructed in 1906. The south front portion of the building is of the Georgian Revival Style with a dormered roof, which also characterizes the Watt-Haskins Home located to the west of Erbin Hall. Characteristics of the Georgian Revival Style include symmetrical front facades and evenly spaced windows. After 1910, additions were made to the rear of Erbin Hall. The center portion of Erbin Hall is three (3) stories and the rear portion of Erbin Hall is 2 stories. These portions of Erbin Hall contain a flat roof.

Based on historic photos, the subject chimneys appear to be original. According to the applicant, due to a misunderstanding of the purview of an architectural demolition permit, the chimneys were removed to below the roof line.



Following a site visit, staff determined that the petition does not comply with applicable regulations and cannot be administratively approved. Staff cannot deny a certificate of appropriateness; it must be forwarded on to the Historic Landmark Commission for a denial. The applicant informed staff that he would maintain the petition and pursue the matter with the Historic Landmark Commission.

KEY ISSUES:

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

Issue 1 – Loss of Character Defining Feature: As stated within this report, the chimneys are a character defining feature of the subject property. If a chimney is not a character defining feature, or readily visible, staff may administratively approve a request for modification or removal. However, based on information contained within this report,



the request to completely remove a character defining feature is not in keeping with applicable standards.

Issue 2 – Loss of architectural integrity: As stated previously, the subject property is a landmark site, which was established in 1976. The landmark site became a National Register Site in 1979. A Landmark Site is of exceptional importance to Salt Lake City. As such, the property is subject to regulations contained within Salt Lake City Code 21A.34.020, entitled H Historic Preservation Overlay District, which include the following design guidelines adopted by the Salt Lake City Council:

- **Architectural Integrity of Chimneys.** “The design of a historic chimney may be decorative as well as functional. A chimney may be integrated into a building wall or it may form an important part of the roof profile, adding to the visual quality of the surrounding skyline. Removing an original chimney may adversely affect the architectural integrity of the building (Part II, 6:2)
- **Design Objective.** Original chimneys should be retained and repaired. Part II, 6:3)

Whereas chimneys are a character defining feature, staff finds the request is in conflict with the applicable design guidelines and the standards are discussed later in this report.

DISCUSSION:

The applicant does not believe the chimneys located on the Erbin Hall Building are character defining features since they are not mentioned in the original National Register nomination form. However, staff finds that the chimneys are key character defining features since they are original to the building and the removal of these 16'+ chimneys would change the character and adversely affect the architectural integrity of the historic building. Staff advised the applicant that approval of the petition is unlikely. A previous chimney removal request was in front of the Historic Landmark Commission in November of 2015 and the request was denied (PLNHLC2015-00583).

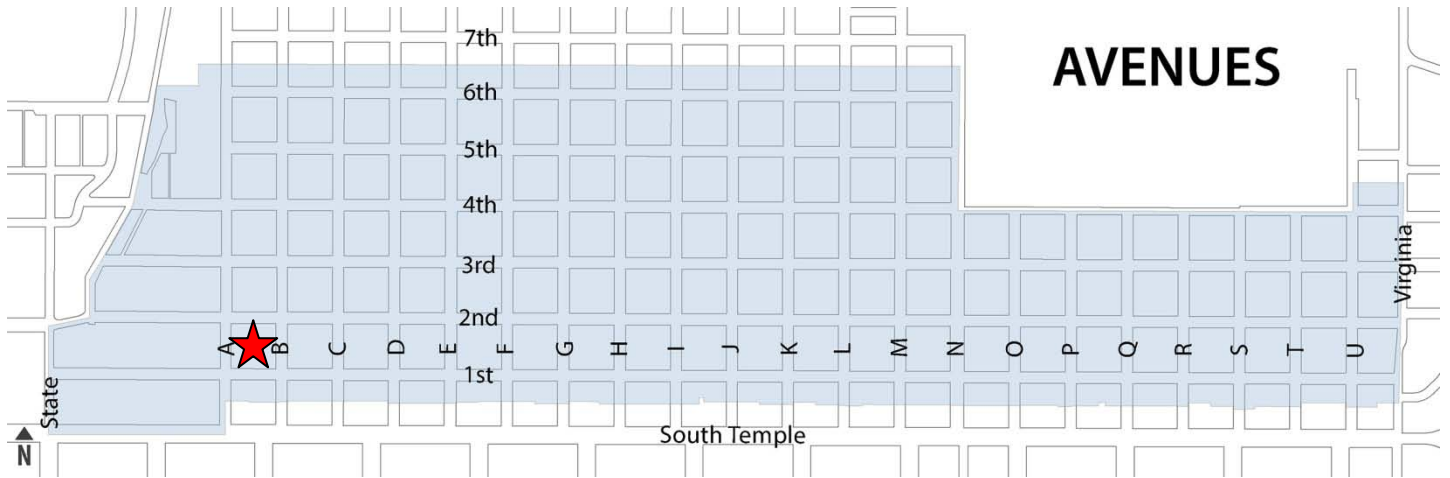
NEXT STEPS:

If approved, the applicant may proceed with the project and will be required to obtain all necessary permits. If denied, the applicant would not be allowed to remove the chimneys from the historic residence and since they have been removed, the chimneys would need to be reconstructed to match the original chimneys as best as possible. Any decision of the Historic Landmark Commission may be appealed to the Appeals Hearing Officer within 10 days of the notice of decision.

ATTACHMENTS:

- A.** Historic District Map
- B.** Photographs
- C.** Applicant Information
- D.** National Register Nomination Form
- E.** Analysis of Standards
- F.** Applicable Design Guidelines
- G.** Public Process & Comments
- H.** Motions

ATTACHMENT A: HISTORIC DISTRICT MAP



★ *Approximate location of subject property*

ATTACHMENT B: PHOTOGRAPHS





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MADELEINE CHOIR SCHOOL
South Elevation from inside yard
circa 1907
Date Published: December 29, 2015

PL NHL C2015-00815

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Digital Image © 2001 Utah State Historical Society. All rights reserved.

MADELEINE CHOIR SCHOOL
South Elevation from inside yard
circa 1907
Date Published: December 29, 2015



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PLNHLC2015-00815

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MADELEINE CHOIR SCHOOL
South Elevation from inside yard
circa 1907

Date Published: December 29, 2015





ATTACHMENT C: APPLICANT INFORMATION



357 West Pierpont Avenue Salt Lake City Utah 84101
Telephone 801 364 5161 Facsimile 801 364 5167
ARCHITECTURE INTERIOR DESIGN

PROJECT DESCRIPTION:

The Madeleine Choir School - Erbin Hall Remodel & seismic Upgrade
205 1st Ave
Salt Lake City, Utah 84103

The Madeleine Choir School is embarking upon a project that will significantly improve the life of the main building on its campus at 205 1st Ave, the Jacquelyn M. Erbin Hall. As part of the reinvigoration of the existing facility to better meet their special and unique needs, the school will be performing a "life-safety" level seismic upgrade of the 1906 and 1910 classroom and chapel additions that are east of the original Watt-Haskins house built between 1862 and 1871. The seismic upgrade work of these unreinforced masonry structures is to be performed with almost no impact to their exterior presentation.

Seismic structural systems deal with lateral forces placed upon a structure. As the ground moves laterally it transmits that energy to all built structures. In all cases, mass at elevation above the ground plane is a problem, and the more mass a structure possesses at a greater distance from the ground plane the more difficult it is to resist without failure. The Jacquelyn M. Erbin Hall is comprised of the Watt-Haskins house at the southwest corner and three additions that remain today, built in 1906, 1910, and 1987. Specifically, the 1906 and 1910 additions that are the focus of this project are tall, massive, multi-wythed unreinforced masonry structures that unaltered pose a significant risk of failure in a seismic event.

To accomplish the upgrade in safety, while maintaining the buildings appearance the school is utilizing numerous methods and systems to create an integrated structural system. For example, at the chapel, to maintain its beauty inside and out, the school has opted to utilize center-core methods where a 4 inch diameter cylinder is cored through the existing masonry wall at very tight tolerances from the top of the wall, just under the roof, down more than forty-five feet to the footing/foundation system. Reinforcing bar and grout are placed into the core to consolidate the wall system to react as a reinforced masonry wall. This project will require thirty-two such cores to accommodate the resistance of lateral forces within the wall plane, but are not a system unless they are linked at the top. At the 1906 classroom building the number of existing exterior openings, and the shear mass of the tall multi-wythe unreinforced masonry walls requires a different approach. The seismic reinforcement will come in the manner of strategically placed new internal shotcrete shear walls. The shotcrete walls will extend from the ground to the underside of the roof line and shall be unitized by reinforcing of the floor structural membrane at each level and a linkage at the roof. The linkage at the roof of both the chapel and the classroom building must be continuous, and has been designed to be via new cast-in-place concrete bond beams that will be hidden from view.

The above information is to insure that staff and the commission are aware of the level of consideration and effort the school is extending themselves to retain the heritage of the existing buildings. That being said, there are two unreinforced chimneys located atop the south roof of the 1906 classroom building that are proposed for removal. Consideration of their removal has been vetted as follows;

- That if unbraced, the chimneys, with a width of 1'-8" and height of over 16'-8", will over-tum in a seismic event

- The placement of the chimneys is such that when they fail it will be either into the building filled with elementary school children or directly into their path of egress from the building
- The chimneys are not identified as character defining elements by the 1970 National Register of Historic Places Nomination
- The chimneys are located at almost the center of the city block being no closer than 112'-0", in any direction, from the right of way
- Retention of the chimneys interrupts the continuous bond beam integral to a complete lateral force resisting system and this seismic upgrade project

Thus, the owner, the Madeleine Choir School, requests your approval for the removal of the two chimneys.

Regrettably, it must be noted that due to a misunderstanding of the purview of an architectural demolition permit provided for this project earlier in the year, the chimneys have been removed to below the roof line prior to obtaining the requested approval.

ATTACHMENT D: NATIONAL REGISTER NOMINATION FORM

PH0673901

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED MAY 1 1979
DATE ENTERED JUL 26 1979

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

ROWLAND HALL-ST. MARK'S SCHOOL

AND/OR COMMON

2 LOCATION

STREET & NUMBER

205 1st Avenue

NOT FOR PUBLICATION

CITY, TOWN

Salt Lake City

CONGRESSIONAL DISTRICT

02

STATE

Utah

CODE
049

COUNTY
Salt Lake

CODE
035

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input checked="" type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> PARK
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> PRIVATE RESIDENCE
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> ENTERTAINMENT
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Rowland Hall-St. Mark's School

STREET & NUMBER

205 First Avenue

CITY, TOWN

Salt Lake City

STATE

Utah

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Salt Lake City and County Building

STREET & NUMBER

2nd East at 4th South

CITY, TOWN

Salt Lake City

STATE
Utah

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Utah Historic Sites Survey, Utah State Register

DATE

1972

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Utah State Historical Society

CITY, TOWN

Salt Lake City

Date Published December 29, 2015

Utah

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Rowland Hall-St. Mark's School today occupies a block in the Avenues Historic District bounded by A and B Streets on the west and east, and by First and Second Avenues. They originally faced south, looking across lawns and tennis courts toward the Salt Lake Valley. A new classroom building along First Avenue now closes off the view and creates a partially enclosed "quadrangle" in the west half of the block. The east half of the block contains three mansions purchased by the school in the Twentieth Century for additional classroom space and faculty housing.

The first building of Rowland Hall was the Watt-Haskins home, one of the most impressive adobe houses in the Avenues. It was built as a two-story gable roofed structure about 1862 and enlarged in the Georgian style with a truncated-hip roof about 1871. After the house became the home of Rowland Hall in 1880, it was remodeled again. A new mansard-like double hip roof with large (south) front and side dormer windows was added to provide third floor dormitory space. The panelled wood cornice is decorated with paired brackets. Quoins accent the corners of the building. Windows are six-over-six pane double-hung units with wide, plain trim. A long one-story front porch with panelled cornice and square columns cover the front of the house. Inside, the first floor still has Nineteenth Century interiors, including a southwest front parlor, a central stair hall with lincrusta wainscoting and a carved banister, and a large east-side library with leaded glass front bookcases.

At the rear of the Watt-Haskins house are two large brick additions, containing dormitories and dining facilities, that triple the size of the original house. Built in the late Nineteenth Century they continue the dormered double hip roof and bracketted cornice of the house, but may be easily distinguished from it by the brick construction and narrower arched windows with corbelled drip molding.

To the east of the Watt-Haskins house, separated from it by the narrow chapel, is a large brick classroom building constructed in 1906. The building is a factory-like structure with a two-story rear section and three-story center section, both with flat roofs. The south front portion of the building is decorated in the Georgian Revival Style to echo the Watt-Haskins house, with a dormered roof, bracketted cornice, quoins, and six-over-six pane windows. The front center second story window has a semi-circular fanlight under a gable in the Georgian manner. There is a one-story front addition. Inside, the large second floor front library has a dramatic two-story height with a complex wood beamed ceiling.

The chapel between the Watt-Haskins house and the classroom building was conceived at the same time as the classroom structure but was not built until 1910. It is set back creating a small three-sided court yard that serves as the main entrance to the three buildings. The chapel building has a long gable roof with a bracketted cornice topped by a cross at the south (front)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

gable end. On the second floor is the sanctuary with its altar at the north end. The chapel interior has exposed wood roof trusses, small stained glass windows set high in the unplastered red brick walls, and dark wooden pews that step up parallel to the side walls. Natural lighting comes from a large leaded glass Gothic window with simple tracery at the south end of the chapel. The first story of the chapel contains classrooms and a hall connecting the Watt-Haskins houses with the 1910 classroom structure. The main entrance to the school, sheltered outside by a bracketted hood, opens onto the hall.

The three main buildings of Rowland Hall-St. Mark's School looked out over the Salt Lake Valley to the south until 1970. In that year a new classroom building was built along First Avenue on the south portion of George Watt's original half-block lot, creating a campus "quadrangle." The new building is a modern two-story brick structure by architects Snedaker Budd & Watt with blank walls, and windows set in the chamfered corners. The structure's shallow mansard roof and grey brick echo in modern form the original buildings of the school. An arched walkway through the center of the building creates a dramatic frame for the older structures to the north, and maintains a visual link with the valley to the south.

On the east half of the block along B Street are three mansions purchased by Rowland Hall and St. Mark's in 1922 and 1956 for use as classrooms and faculty housing. The homes are painted grey with white trim to match the buildings on the "quadrangle" to the west, but they remain separate from it, not integrated by any landscaping.

The Joseph Rawlins house, 231 First Avenue at the corner of B Street, was built in 1887 and purchased by Rowland Hall in 1922. It is a two-and-one-half story Italianate Style brick structure. It has a complex irregular plan with gable roofs and dormer windows. The southeast front entrance of the house is marked by a two-story rectangular tower. Next to the tower is a segmental brick bay window that extends through the roof of the house with a wooden dormer section. On the east (B Street) side of the house is a shorter segmental brick bay window, as well as two elaborate chimneys with corbelled brick work. A one-story southeast porch, now partially enclosed, has wooden ionic columns. The house has segmental arched second story windows and round-arched first story windows, and several corbelled brick belt corners.

The 1888 Joseph E. Caine Mansion at 67 B Street is notable for its unusual brick and stone decoration. It is made up of a small main hip-roofed section with two story north, south, and east gabled projecting bays, and a gabled one-and-one-half story rear wing. Around the edge of the roof is a corbelled brick parapet with a wooden cornice that has tiny pediments at the corners. At the peak of the gables the cornice rises into a single corble step above the ridge line of the roof with checkerboard pattern brickwork. Windows have stone and brick rim including a variety of corbelled drip molding.

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The Priscilla Paul Jennings Mansion, built about 1901 at 87 B Street on the corner of Second Avenue, shows influence of the Classical Revival Style popular at that time. It has a large hip roofed main section with two (east) front dormer windows. These are one south and two north gabled bays that contain chimneys. The gables have pediments with modillions, and are finished in stucco with decorative wood framing. A heavy cornice with modillions and dentil molding runs around the house. There is a recessed, enclosed second story northeast porch, and a one-story enclosed porch with decorative panes in the windows. The heavy, gabled front porch has a dentilled cornice with modillions and returns. It is supported by heavy round columns on posts with balustrades between. Next to the front porch is a one-story wooden front bay window.

The Caine and Jennings Mansions were purchased in 1956 when the St. Mark's boys school was reactivated requiring additional classrooms and faculty housing.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Rowland Hall-St. Mark's School occupies a distinct niche in Utah's educational and religious history, and its significance as an institution has additional merit because of the individual architectural and historical interest of the buildings that comprise the campus.

Rowland Hall-St. Mark's has antecedents that make it one of the oldest established religious schools in Utah. The Episcopal Church has never been numerically strong in Utah, although it was among the first non-Mormon religious to assign clergymen in the area. Unlike the other Protestant churches, however, the Episcopal Church has never adopted a program of evangelizing the Mormons. Their school program was established to serve the needs of Episcopal communicants and of those seeking a superior college preparatory education for their children. By contrast, the Presbyterian and Methodist Churches established mission schools that subsidized the education of Mormon children. The intent, openly avowed, was to wean the children away from Mormonism. Episcopal educational and religious policy was to maintain a low profile in the Mormon/Gentile conflict, and to concentrate on providing education for the middle and upper classes.

Episcopal education commenced with the arrival of George Foote and Thomas W. Haskins, in May 1867. Taking over a Sunday School program from a departing Congregationalist minister, they moved on to create the St. Mark's Grammar School of Boys, which met in a bowling alley. This was followed by the St. Mark's School of Girls, which was operated independently for ten years. In 1880 an Episcopal lay woman, visiting in Salt Lake City, felt that there was a need for improved educational facilities, especially for girls growing up in mining camps and on ranches. So a boarding school for daughters of the nouveau riche entrepreneurs of Utah's mines and ranches was endowed and named for her husband, Benjamin Rowland.

For a time the two schools operated separately, with Rowland Hall being exclusively for boarders and St. Mark's School for Girls serving day students. Economy eventually determined that the two schools merge, and Rowland Hall continued on to serve both types of student. Its generous endowment also allowed it to flourish even during those difficult years when free public education became generally available throughout Utah in 1896, causing the demise of most religious schools. The St. Mark's School for boys did not survive this period, and was not re-established until 1956. The two schools have now been combined, and offer some of the finest private education in the state.

The Rowland Hall-St. Mark's Campus has four houses, a classroom section, a chapel and a new classroom building. The homes were originally built as single family residences and belonged to several prominent Utahns. The other buildings and numerous additions to the original home were built for the school.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

U.S.H.S. photograph collection, 979:21, pp. 9, 10.
 Rowland Hall, manuscript Collection, Utah State Historical Society
 Salt Lake City building permits, Utah State Historical Society.
 Daniel S. Tuttle, Reminiscences of a Missionary Bishop. New York: Thomas Whittaker, 1906.
 Sanborn maps, 1898, 1911, University of Utah.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre.

QUADRANGLE NAME _____ QUADRANGLE SCALE _____

UTM REFERENCES

A	1, 2	4, 2, 5, 5, 6, 0	4, 5, 1, 3, 5, 4, 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION

All of Plat D Block 16.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Jessie Embry/Project Historian

ORGANIZATION

Utah State Historical Society

STREET & NUMBER

307 West 200 South, Suite 1000

CITY OR TOWN

Salt Lake City

DATE

January 1979

TELEPHONE

(801) 533-6017

STATE

Utah

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER'S SIGNATURE

J. Phillip Keene III
 J. Phillip Keene III, State Historic Preservation Officer

DATE 4-11-79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Arthur Charles Hurling
 KEEPER OF THE NATIONAL REGISTER

DATE 7-26-79

ATTEST: *William H. Brabham*

7-19-79

DATE

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

George D. Wall-Thomas W. Haskins House

The original Rowland Hall was in a home that was built by George D. Watt. Watt, a Mormon convert from England, came to Nauvoo, Illinois, in 1842. Just before the Mormons were driven out of this area, George was called on a mission to England. In 1850 he was released from his mission and he and his family came to Utah.

George worked for the Deseret News, the Mormon newspaper, after he came to Salt Lake City. He was hired by Brigham Young as a clerk and as a reporter for the Utah legislature in 1853. Watt also published a journal which included the speeches of the Mormon leaders. He continued to publish Journal of Discourses until 1868 when he left the office of Brigham Young. Watt also was one of the main promoters of the Deseret alphabet, a phonetic alphabet that was to help the immigrants learn English easier and the sencultural industry in Utah.

In 1868 Watt, who had been one of the strongholds in Young's office, left the employ of the church. He set up a mercantile business with Robert Sleater and William Ajax. According to family tradition, the store eventually went out of business because the Mormon leaders advised the church members not to patronage it because it had "gentile" business connections in Chicago.

In 1869 Watt became interested in the Godbeites, a group of Mormons who had broken off from the main body partially because of a dispute over the role that Brigham Young, a prophet, should play in temporal affairs. His interest in the Godbeites grew and by 1874 he was a member of that group.

This house was built in approximately 1862 on some property that Watt had received from Brigham Young. During that year Watt was working in Young's office and he received credit for some carpentry work and some lime from the church. He was probably building this adobe house then with these materials. Watt lived in this house until about 1869 or 1870 when he moved his family to Kaysville. Watt sold the home and property and by 1870 Warren Hussey, the banker who persuaded Bishop Tuttle to come to Utah, owned the house. He sold it in 1871 to Thomas W. Haskins, one of the Episcopal missionaries.

Thomas might have lived in this house for about the next three years. According to Tuttle, Haskins had been living in the rectory while Tuttle was in Montana and Idaho. When he returned to Salt Lake in 1871 Haskins moved so Tuttle could have the house, but Tuttle does not say where Haskins lived. During the period that Haskins lived here he was the principal of the St. Mark's School which met at the nearby St. Mark's Church. For a while he was the chaplain at Fort Douglas. In about 1873 he left Salt Lake and by 1891 he was in Los Angeles.

Haskins probably maintained the George D. Watt House, but he enlarged it. To increase the floor space, he removed the gable roof and added a section on to the rear of the house. He then put a truncated roof on the house. According to the photographs at the Utah State Historical Society, this change took place in about 1871 when Haskins acquired the property.

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In 1880 Reverend Kirby received title for the property on behalf of his mother-in-law, Mrs. Rowland. The title was then put in the name of Bishop Tuttle. The property is now in the name of the school but if for any reason the school is closed, the property would be returned to the Episcopal diocese of Utah.

The George D. Watt-Thomas W. Haskins House was the original home of Rowland Hall. It was used for classes and for boarding the teachers and students. Since 1870 the school has made several additions to the house including opening up the top of the house for a third floor and the addition of two brick sections to the rear of the house. These sections are the same height as the adobe house and the entire building is painted the same color so the brick sections blend in with the adobe house.

Classroom Section and Chapel

There was constantly a need for more rooms for the school. The school officials made several plans to build on the block but they were never carried out because there were no funds available. In 1900 Felix Brunot, a man from Philadelphia, donated \$35,000 to the school. With the new funds, Bishop Abiel Leonard hired an architect, Theodore Davis Beal, to design a new school house. Beal made plans to add a chapel and a classroom building on the original house and by 1906 the plans were ready. Beal suggested that the \$35,000 was not enough to finish the work and that the classroom building be completed first.

A three-story brick and frame building that appears on the 1898 Sanborn map was probably torn down in 1906 to build the new classroom. The cornerstone of the new school was dedicated on October 17, 1906, by the new bishop, F. S. Spalding. The new building increased the space at the school but left the church school with an enormous debt. In 1909 the school sent out an appeal for money to overcome the debt and to help construct the chapel.

The appeal for money was successful and provided enough funds to build the chapel. In 1910 Bishop Spalding signed an agreement with David R. Smith and George A. Smith of Smith Brothers to build the chapel. The chapel was completed that year and a pipe organ was added in 1911.

Since 1910 several additions have been made to the rear of the classroom building. Since the additions are to the rear and are painted the same color as the 1906 building, they do not detract from the historic character of the building.

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Joseph L. Rawlins House

The Joseph Rawlins House was built in 1887. Rawlins, the original owner, is significant in Utah politics. An attorney, he helped form the Democratic party in 1894. In 1893 he was a delegate to Congress and was instrumental in legislation passed to return Mormon property to the L.D.S. Church and to enable Utah to be admitted to the Union. Rawlins was also one of the first senators to the United States Congress from Utah. He held that office from 1877 to 1903. Rawlins lived here until 1907. Rowland Hall bought this house in 1922 for additional classroom space.

Joseph E. Caine House

This house was built in 1888 for Joseph E. Caine. Caine was prominent in Salt Lake businesses. He was manager of the Caine and Hooper Company, an insurance company. Sidney E. Hooper was president and Caine's father, John T. Caine, was vice-president of the company. Joseph resigned that position to become a cashier at Utah Savings and Commercial Bank. He later became the secretary and manager of the Commercial Club in Salt Lake. In 1913 he moved to Oakland where he was secretary of the Oakland Chamber of Commerce. When St. Mark's School was opened again in 1956, the Episcopal Church bought this house for additional classroom space.

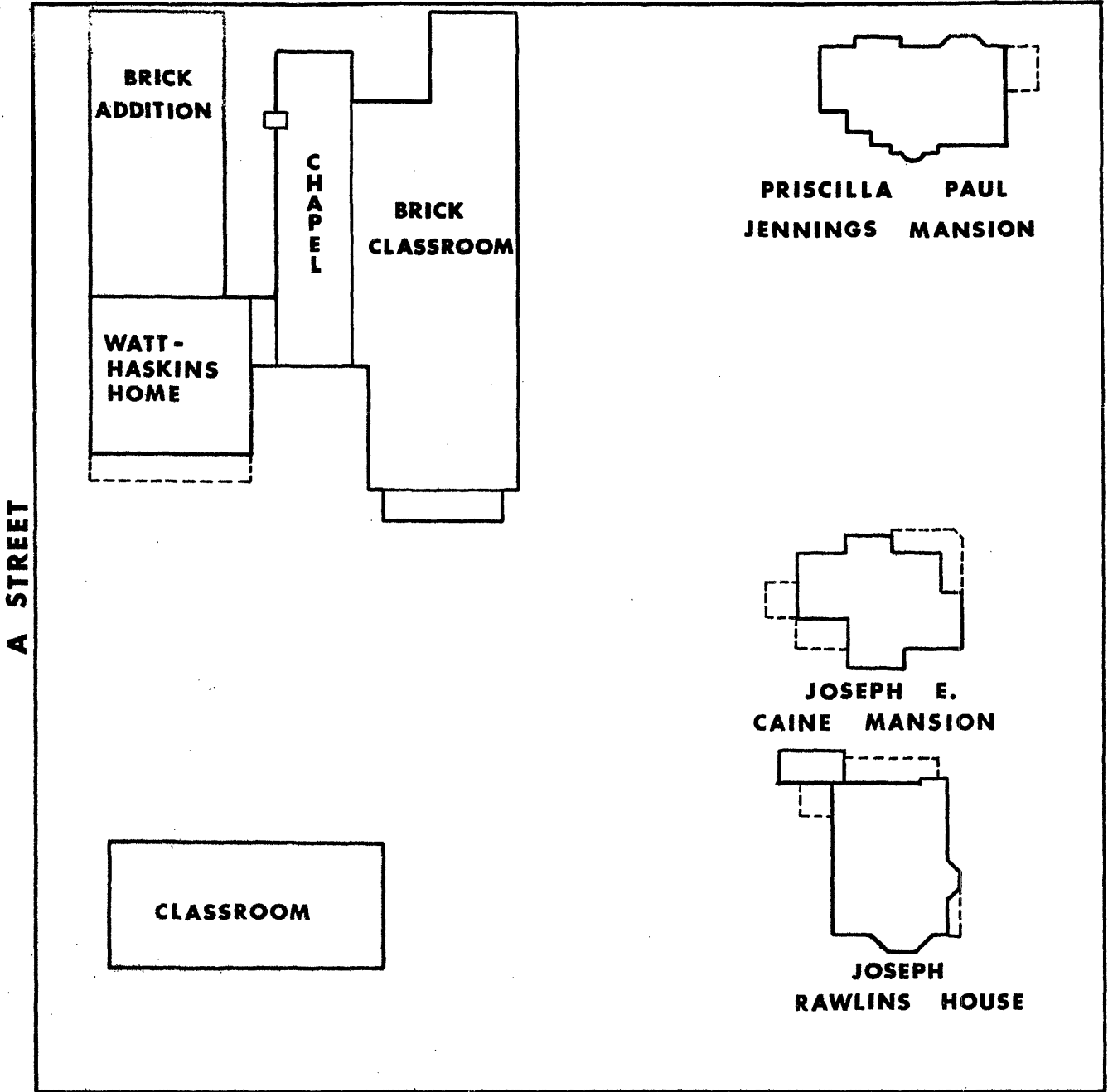
Priscilla Paul Jennings House

Priscilla Paul Jennings, the second wife of William Jennings, was the original owner of this house. William Jennings owned a meat market and then expanded into the mercantile business in Salt Lake. In 1869 he built the Eagle Emporium and he was instrumental in the founding of Zions Cooperative Mercantile Institution, the leading Mormon business in Salt Lake City. He was elected mayor of Salt Lake City in 1882. He died in 1886. Jennings built the Devereaux Mansion. For many years it was the social entertainment center of Salt Lake. William and Priscilla entertained the dignitaries that came through Salt Lake City in that house.

Priscilla had the house built about fourteen years after William's death. She lived here until she died in 1918. Priscilla was active in the Mormon Church. She served on the Relief Society general board, the governing body for the LDS Church's women's organization.

In 1956 the house was sold to Rowland Hall. Since then it has been used as a home for school officials and classrooms.

2nd AVE.



1st AVE.



ROWLAND HALL
ST. MARK'S SCHOOL

ATTACHMENT E: 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
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;	Not compliant	Petition will remove a character defining feature, which is contrary to adopted regulations
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;	Not compliant	Petition will remove a character defining features and historic materials, which is contrary to adopted regulations
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.	Not Compliant	The removal of the symmetrical original 15'+ chimneys creates a false sense of architecture.
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	Compliant	No additions are proposed.
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Not compliant	Petition will remove key character defining features, which is contrary to adopted regulations
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.	Not compliant	Petition would remove character defining features, significant chimneys which is contrary to adopted regulations. The chimneys should have been repaired and been seismically reinforced. Total loss of the chimneys, which are visible from the public way, is detrimental.
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.	N/A	Petition does not include chemical or physical treatments of existing surfaces
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.	Not compliant	Removing the original chimneys destroys significant architectural material which characterized the property.
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.	Not compliant	The essential form of the building would be intact however the architectural integrity would be compromised as these chimneys were character defining.
Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.	N/A	Petition does not include prohibited material.

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.	N/A	Petition does not include any signs.
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ATTACHMENT F: 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 *A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*.

Applicable Design Guidelines	Corresponding Standards for a Certificate of Appropriateness
<p>Design Objective 6.1 Historic roof forms, features, and materials should be retained</p> <ul style="list-style-type: none"> Removing original or early roofing material that is in good condition should be avoided Avoid altering the angle of an original roof Original features including parapets, cornices, decorative features and chimneys should be retained 	<p>City Code 21A.34.020.E. Certificate of Appropriateness Required. Certificates of appropriateness shall be required for:</p> <ol style="list-style-type: none"> Any construction needing a building permit; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Masonry work including, but not limited to, tuckpointing, sandblasting and chemical cleaning;
<p>Design Objective 6.5 Original chimneys should be retained and repaired.</p> <ul style="list-style-type: none"> Care for chimneys should follow the guidelines for brickwork/masonry in Chapter 3. Match the original material, color and shape as closely as possible when making repairs and finding replacement material. A disused chimney should be retained, but may be capped in an unobtrusive matter. 	<p>City Code 21A.34.020.E. Certificate of Appropriateness Required. Certificates of appropriateness shall be required for:</p> <ol style="list-style-type: none"> Any construction needing a building permit; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Masonry work including, but not limited to, tuckpointing, sandblasting and chemical cleaning;
<p>Design Objective 6.6 Consider reconstructing a previously existing historic chimney if historical documentation supports that it was a significant feature of the building and previously remove or damaged.</p>	<p>City Code 21A.34.020.E. Certificate of Appropriateness Required. Certificates of appropriateness shall be required for:</p> <ol style="list-style-type: none"> Any construction needing a building permit; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Masonry work including, but not limited to, tuckpointing, sandblasting and chemical cleaning;
<p>Design Objective 6.7 Chimneys may be supported for seismic stability</p> <ul style="list-style-type: none"> Physical structural supports may include metal straps or brackets anchored to the roof framing. Seismic upgrades should not be over-engineered. 	<p>City Code 21A.34.020.E. Certificate of Appropriateness Required. Certificates of appropriateness shall be required for:</p> <ol style="list-style-type: none"> Any construction needing a building permit; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Masonry work including, but not limited to, tuckpointing, sandblasting and chemical cleaning;
<p>Design Objective 10.3 Seismic retrofitting of a historic building should be undertaken in a manner that will not damage structural systems or character-defining architectural features</p> <ul style="list-style-type: none"> Materials used in seismic retrofitting should be located on the interior and/or blend with existing architectural features Unavoidable alterations should be repaired with compatible materials and techniques 	<p>City Code 21A.34.020.E. Certificate of Appropriateness Required. Certificates of appropriateness shall be required for:</p> <ol style="list-style-type: none"> Any construction needing a building permit; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; Masonry work including, but not limited to, tuckpointing, sandblasting and chemical cleaning;

<p>Design Objective 10.2 The architectural integrity of a historic building should be respected with seismic work that is sensitive to its historic appearance.</p> <ul style="list-style-type: none"> • New seismic systems should be installed to be compatible in design with the historic building 	<p>City Code 21A.34.020.E. Certificate of Appropriateness Required. Certificates of appropriateness shall be required for:</p> <ol style="list-style-type: none"> 1. Any construction needing a building permit; 2. Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings, cornices and siding; 8. Masonry work including, but not limited to, tuckpointing, sandblasting and chemical cleaning;
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ATTACHMENT G: PUBLIC PROCESS & 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 December 23, 2015
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on December 23, 2015
- Signs posted on property on December 24, 2015.

Staff has not received any public comment prior to publication of this staff report. Any correspondence received after publication of this staff report will be forwarded to the Planning Commission.

ATTACHMENT H: MOTIONS

Staff Recommendation(consistent with denial):

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission deny the request for Minor Alteration to remove two chimneys at Erbin Hall, located at approximately 205 E 1st Avenue, and that the chimneys be reconstructed to match the original chimneys. Specifically, the Commission finds that the proposed project does not comply with the review standards.

Not Consistent with Staff Recommendation(consistent with approval):

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for Minor Alteration to remove two chimneys at Erbin Hall, located at approximately 205 E 1st 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 the Standards 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.

The Historic Landmark Commission shall make findings on the H Historic Preservation Overlay zone standards and specifically state which standard or standards are not being complied with.