



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Lex Traugher – Senior Planner
(801) 535-6184 or lex.traugher@slcgov.com
Date: December 7, 2017
Re: Petition PLNHLC201-00851, Relocation of 658 E. 600 South

RELOCATION OF A CONTRIBUTING STRUCTURE IN A LOCAL HISTORIC DISTRICT

PROPERTY ADDRESS: 658 E. 600 South

PARCEL ID: 16-05-353-002 **HISTORIC DISTRICT:** Central City Historic District

ZONING DISTRICTS: FB-UN2 (Form Based Urban Neighborhood District) &
H – Historic Preservation Overlay District

MASTER PLAN: Central Community Master Plan – Medium and Low Residential/Mixed-Use

REQUEST:

A request by Trolley Square Ventures, LLC, to relocate the structure located at 658 E. 600 South to approximately 630 E. Segoe Avenue in the Central City Historic District. Please see “Attachment A” which shows the proposed move. The property where the structure is currently located is zoned FB-UN2 (Form Based Urban Neighborhood District). The property where the structure is proposed to be relocated is zoned SR-3 (Special Development Pattern Residential District). The building is a contributing structure in the Central City Historic District.



RECOMMENDATION:

Planning staff recommends that the Historic Landmark Commission approve the request as the proposal meets the standards for a Certificate of Appropriateness for relocation of a contributing structure outlined in zoning ordinance section 21A.34.020(I) and discussed in Attachment D of this staff report, subject to the following condition:

1. The applicant shall comply with all City Department comments and requirements as noted in this staff report and in the attached written comments (Exhibit F).

BACKGROUND AND PROJECT DESCRIPTION:

According to the most recent Central City survey completed in 2013, the residential structure on the property is rated “EC” or Eligible Contributing. The subject property fronts on 600 South, bordering the parking lot that serves the Trolley Square complex. In November of 2016, the Historic Landmark Commission approved the demolition of both of the adjacent structures (652 & 664 E. 600 South) to the subject property. The applicant had also applied to the City with a proposal to demolish the subject structure. On April 20, 2017, the HLC denied the applicant’s request for demolition. At that juncture, the applicant’s course of further action was twofold; they could either pursue the Economic Hardship process outlined in the zoning ordinance or they could apply to relocate the subject structure. In this case, the applicant chose the relocation option, hence the current request.

KEY ISSUE DISCUSSION:

The property where the building is proposed to be relocated is approximately 0.27 acres (11,761 square feet) in size and is zoned SR-3 (Special Development Pattern Residential District). The SR-3 zone allows for single-family detached dwellings. There is a single-family home currently located on the property. The minimum lot size in the SR-3 for a single-family detached dwelling is 2,000 square feet with a minimum lot width of 30 feet, therefore there is adequate acreage to create a lot for the relocated structure. Should the relocation request be approved by the HLC, the applicant will be required to submit an application for subdivision to create a parcel for the relocated structure that would need to meet all zoning requirements of the SR-3 zone, including off-street parking.

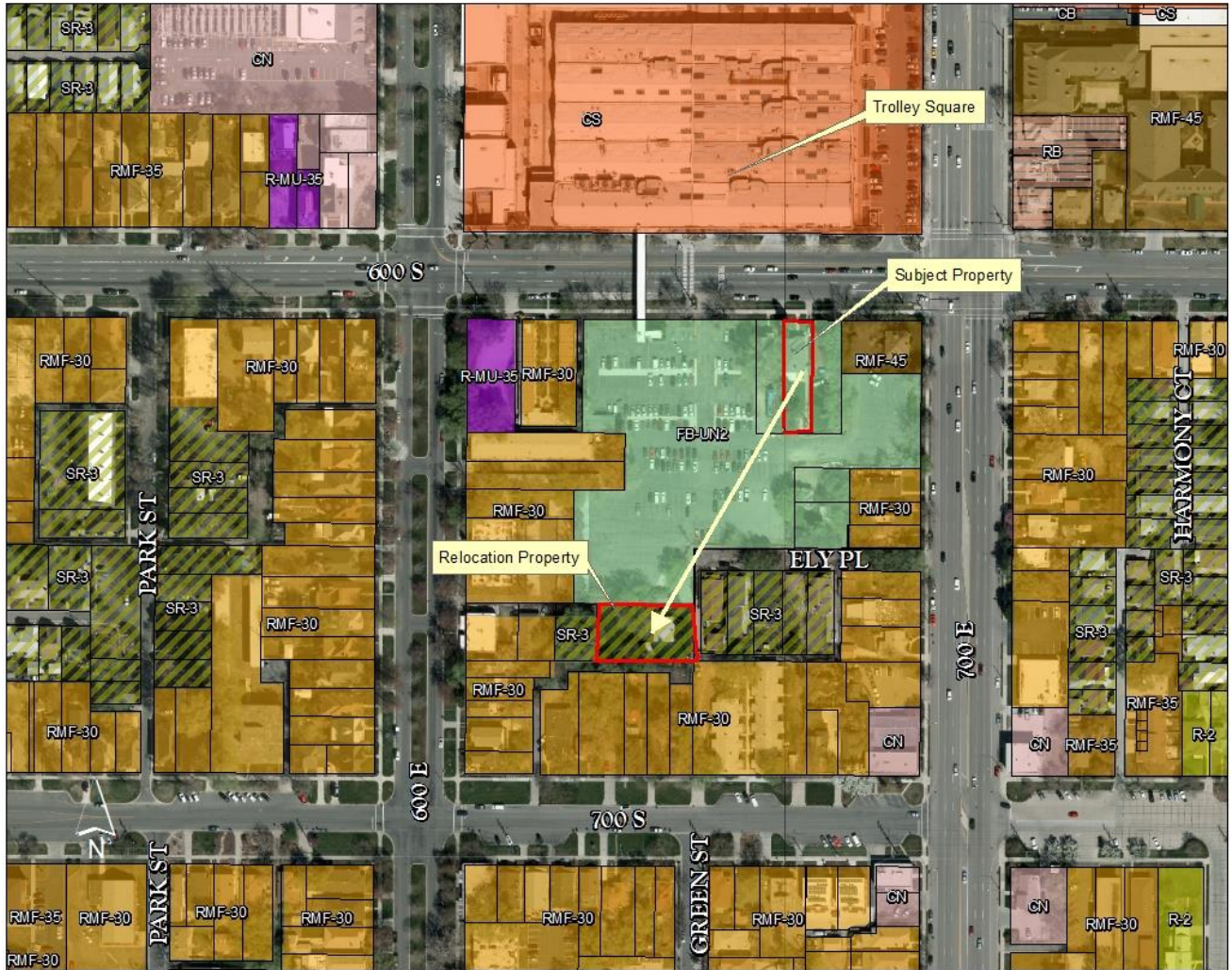
NEXT STEPS:

Should the Historic Landmark Commission approve the relocation request, a Certificate of Appropriateness would be issued by Planning Staff. Subsequently, the applicant would need to work with the Permits office to obtain a permit for the move. The applicant would also need to submit an application for Preliminary Subdivision to create a lot for the house.

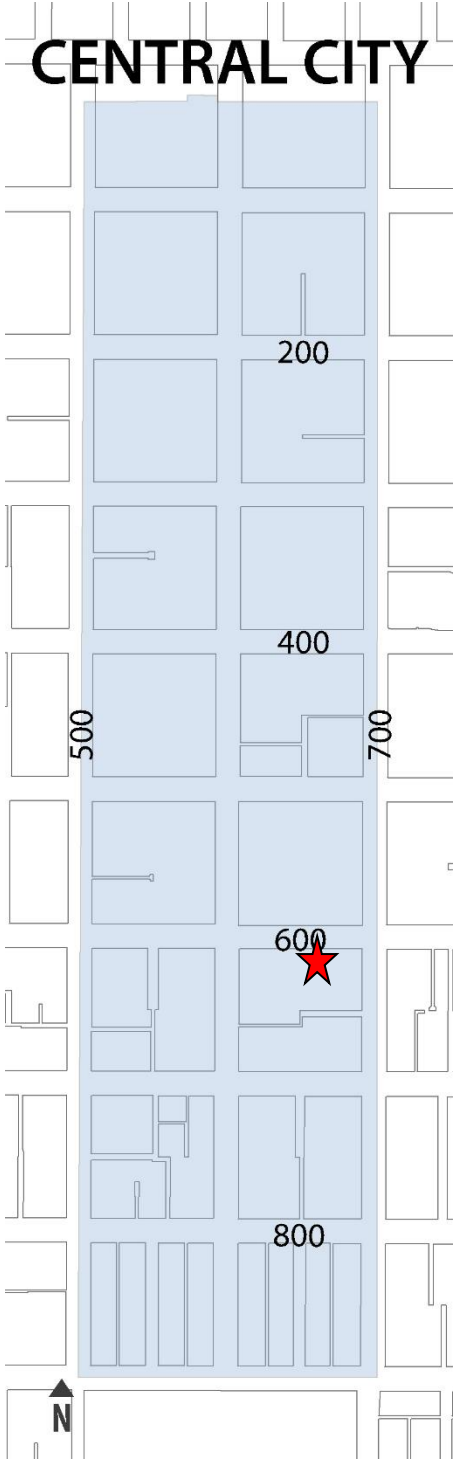
ATTACHMENTS:

- A. Vicinity Map
- B. Historic District Map
- C. Applicant Information
- D. Analysis of Standards
- E. City Comments
- F. Public Process and Comments

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP



★ *Approximate Project Location*

ATTACHMENT C: APPLICANT INFORMATION

DESCRIPTION OF PROPOSAL

It is proposed that the herein described building, located at 658 East 600 South, parcel No. 16-053-353-002, and more particularly described as:

“Commencing 8 rods East of the Northwest Corner of Lot 6 of Block 18 Plat B SLC Survey and thence East 2.5 rods South thence 10 rods West 2.5 rods to the point of beginning.”

be hydraulically lifted and removed from its foundation by a professional building mover and relocated to 630 East Segoe Avenue. The proposed Segoe Avenue lot is approximately 150 yards to the directly South of the current location. This lot is identified as Lot 3 on the proposed subdivision site plan attached hereto. The actual house dimensions have been platted into the proposed lot to indicate that the house will meet current Salt Lake City building codes. Trolley Square Ventures, LLC has acquired the legal right to move the building to the proposed lot.

The proposed new lot is located in a SR-3 zone. See Section 21A.24.100 (c) The relocated house as platted meets the minimum front yard requirement, the minimum interior side yard requirements and the minimum backyard requirements of the SR-3 zone. The current lot, unsubdivided, identified as 636 East Segoe Avenue, Salt Lake City, Utah and as parcel No. 16-072-228-024 contains 11,761.2 square feet. See Exhibit 1B. Accordingly, this lot may be subdivided into three (3) separate lots as illustrated on the attached site plan meeting all the requirements of the SR-3 zone. See Section 21A.24.100 (e).

“The original building appears to have been constructed in 1904 based on information the owner obtained from the county assessor’s office. The estimated building area is approximately 1146 square feet on the main floor. The building has a partially excavated basement/crawl space. The structure is constructed of materials typical to construction at the time the building was completed, namely wood floor joists and roof joists supported by unreinforced stone or adobe walls with brick veneer. The foundation system consists of rock foundation walls. It is unlikely that there are concrete footings beneath the rock foundation walls. Solid sawn wood timber posts are used to support the floor joist in the middle of the floor. The posts do not appear to be supported by any type of footing and are not adequately attached to the floor framing. The exterior walls of the building were constructed using unreinforced stone or adobe with a 4” brick veneer. The interior walls are covered with lath and plaster or gypboard. The main floor is also wood framed and covered with lath and plaster or gypboard. The roof framing consists of wood rafters.” See Exhibit 1D Prescott Muir Architect Study.

Trolley Square Ventures, LLC also hereby submits a relocation/demolition study prepared particularly for this building by Prescott Muir and Associates which set forth in detail more of the specifics of this building and proposal. See Exhibit 1D.

It should be noted that the owner has already qualified to demolish the houses located at 652 East 600 South and 664 East 600 South. These houses currently sit on the right and left of the the

658 East 600 South house, subject of this request. As such the attached photo has been modified to show those houses already removed from the streetscape.

The house will be relocated in the same Historic District. See attached map and photos.

Exhibit 1A

PROPOSED REUSE OF CLEARED LOT

The cleared lot, parcel No. 16-053-353-002, will be immediately build upon when construction begins on the South Trolley Square development. This is scheduled to begin in the Spring of 2018. At present, the cleared lot will be used to build a 100 room boutique hotel. The hotel is shown on the current site plan as building B. See attached site plan.

RELOCATION STUDY

PRESCOTT MUIR ARCHITECTS

171 WEST PIERPONT AVENUE
SALT LAKE CITY, UTAH

Exhibit 1C

MEMO

DATE: 11.18.16

TO: Douglas F. White
3282 South Sunset Hollow Dr.
Bountiful, Utah 84010

FROM: Jay Lems

PROJECT: Trolley Square Study

RE: Parcel 002 Relocation Application

Application Requirements & Aids Completed and Attached:

- Site Plans at 1/16" = 1'-0"
- Elevations at 1/4" = 1'-0"
- Aerial photograph w/ photographic key
- Current photographs of each façade
- Photographs of adjacent properties and street frontages (at existing and proposed locations)
- Site plan showing location and rezoning of relocated parcels
- Structural report on existing structures w/ written and photographic documentation of existing conditions.

Application Requirements Still Needed:

- From Owner: Completed Relocation Application
- Historic photographs of buildings, if required by Planning
- From Owner: Project summary memo from owner describing reuse of cleared lot and intended use of relocated structures.

Subsequent Documents to be Produced Once All Documentation Above Has Been Compiled:

- From PMA: Executive Summary including summary of case for relocation, referencing the key elements of exhibits above.

Attachments:

- Relocation Application
- Aerial photograph w/ photographic key
- Current photographs of each façade
- Photographs of adjacent properties and street frontages (at existing and proposed locations)
- Site Plans at 1/16" = 1'-0"

- Elevations at 1/4" = 1'-0"
- Site plan showing existing and relocated parcels and suggested Form Based Zoning
- Structural report on existing structures w/ written and photographic documentation of existing conditions.

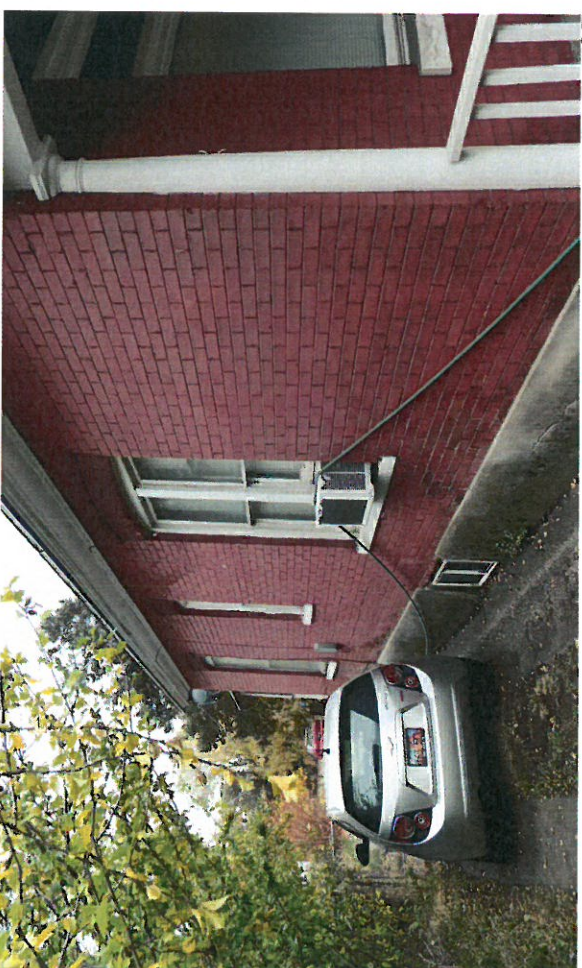




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03



07



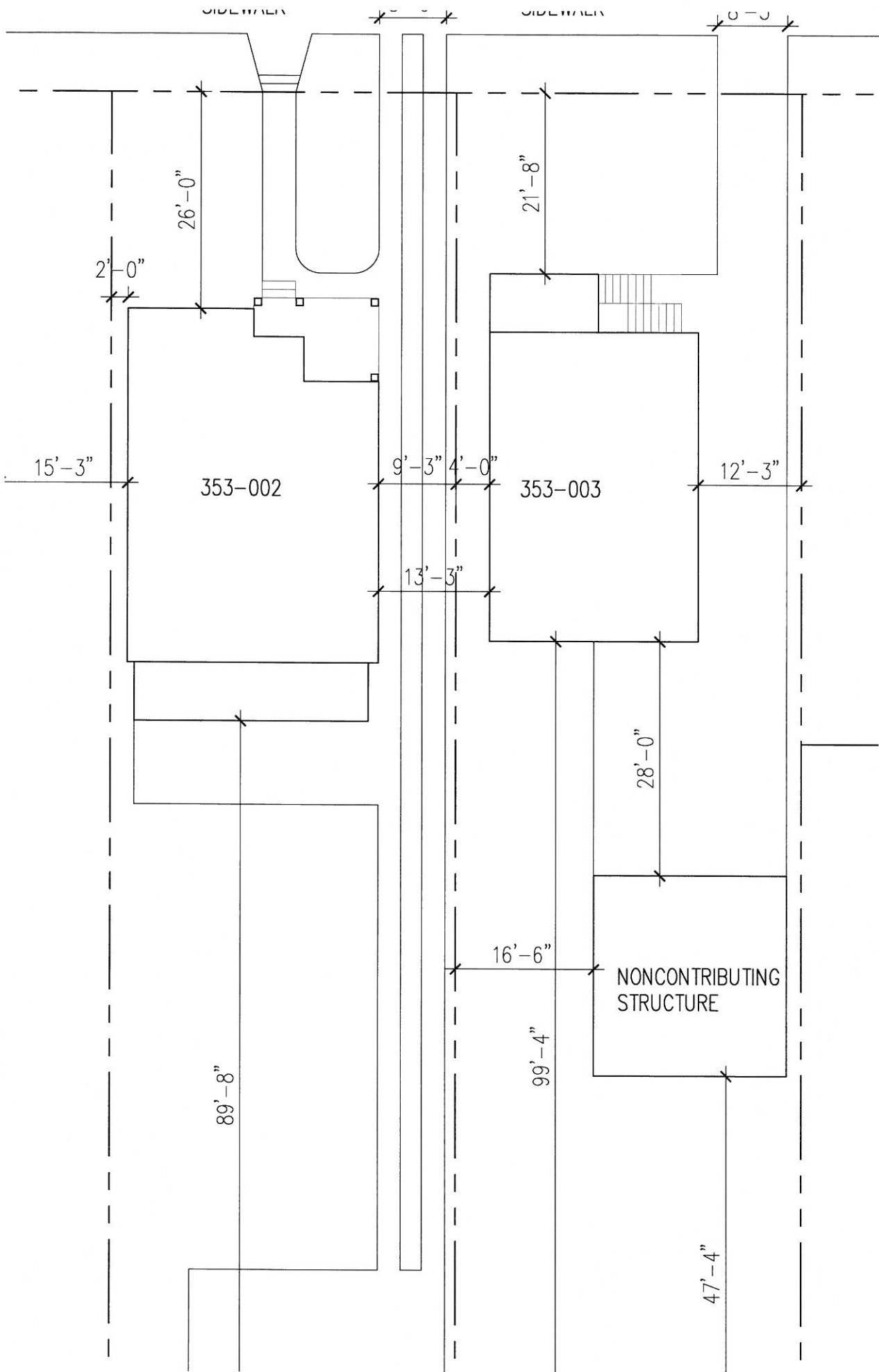
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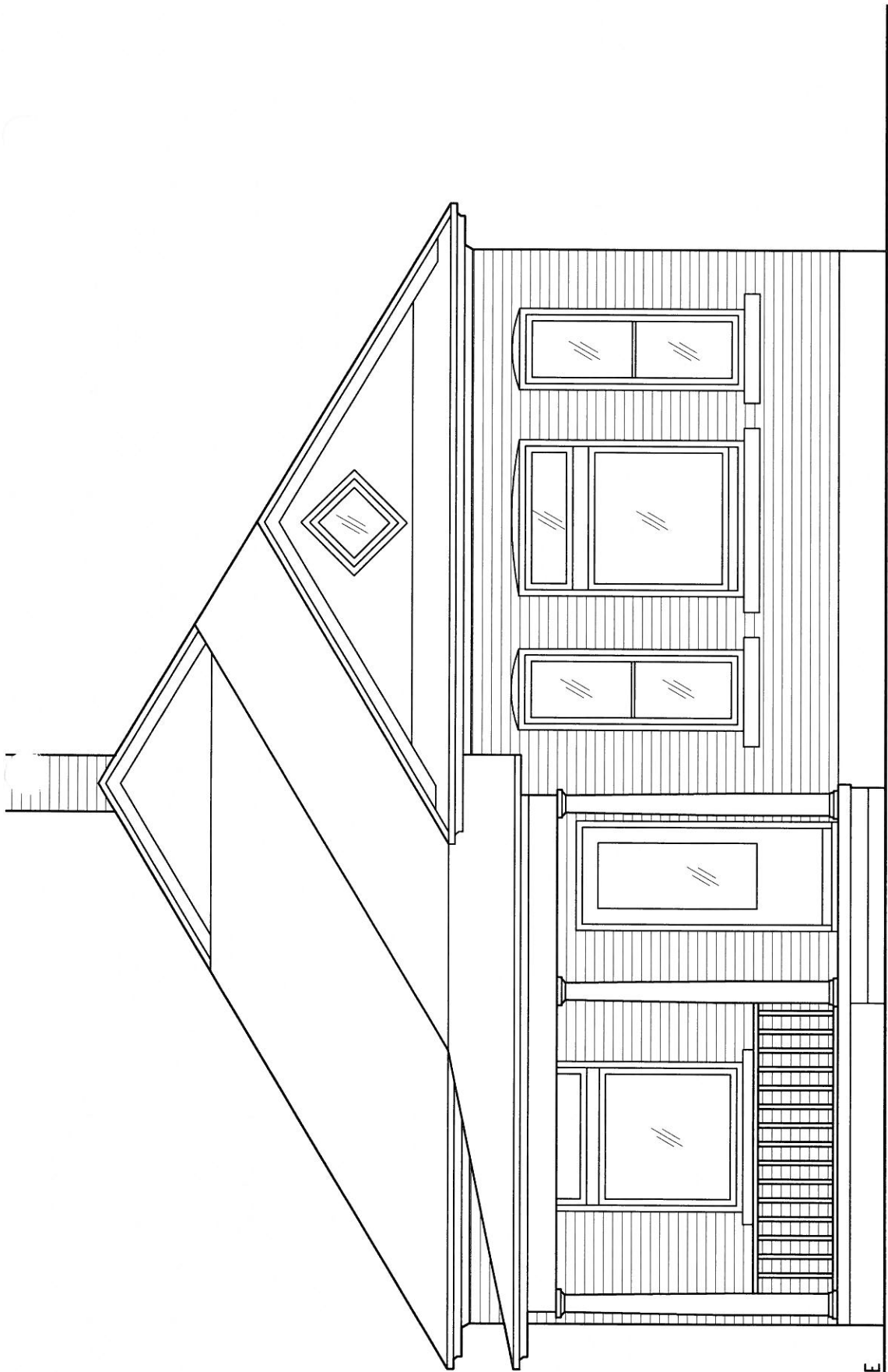




12







30. SOFFIT
09'-7" APPROX.

FINISH FLOOR
00'-0"

GRADE @ NORTH SIDE
38'-4" APPROX.

FB-UN2

N: FB-UN1

November 8, 2016

Mr. Jay Lems, AIA
Prescott Muir Architects
171 West Pierpont Avenue
Salt Lake City, UT 84101

Re: Limited Structural Evaluation of Trolley Square Property 353-002
658 E 600 S, SLC, UT
ARW Project: 15426

Dear Jay:

At your request we have completed a limited structural evaluation and observation of the existing residential structure located at the address noted above. The purpose of the evaluation was to determine in a very cursory way the structural condition of the existing building. Neither advanced analysis techniques nor observation of existing structural elements by removing finished materials were performed as part of this limited visual evaluation. This evaluation only refers to structural elements, conditions and concerns. Architectural, Mechanical, Electrical or other important building factors are beyond the scope of this evaluation and report. The observation visit to the existing building was completed on October 24th, 2016 in your presence.

Evaluation Process

The limited structural evaluation was accomplished by the following: 1) A site observation of the existing conditions visually reviewing any visible structural conditions such as materials, structural element types, general sizes and limited observation of framing connections. The site observation did not include the removal of any finished material or surfaces to view obscured structural elements. 2) Using engineering experience from multiple previous building evaluations, reasoned assumptions regarding the existing building structural condition were made in order to provide "next step" recommendations to the owner. As noted above, the evaluation process was intended to be cursory and preliminary. Detailed investigations, modeling and analysis were not completed. Additional in-depth evaluation alternatives are available if deemed necessary by the owner.

Building Description

The residential home is located at the address noted above. The original building appears to have been constructed in 1904 based on information the owner obtained from the county assessor. The estimated building area is approximately 1146 square feet on the main floor. The building has a partially excavated

basement/crawl space. The structure is constructed of materials typical to construction at the time the building was completed, namely wood floor joists and roof joists supported by unreinforced stone or adobe walls with brick veneer.

The foundation system consists of rock foundation walls. It is unlikely that there are concrete footings beneath the rock foundation walls. Solid sawn wood timber posts are used to support the floor joist in the middle of the floor. The posts do not appear to be supported by any type of footing and are not adequately attached to the floor framing. The exterior walls of the building were constructed using unreinforced stone or adobe with a 4" brick veneer. The interior walls were covered with lath and plaster or gypsum board. The main floor is also wood framed and covered with lath and plaster or gypsum board. The roof framing consists of wood rafters.

Building Evaluation Results

There was limited access to structural elements while conducting the visual observation. Observing and reviewing the walls, roof and floors seems to indicate that the structure has served well with no major noted structural problems, with exception to the roof joists and chimneys. The roof joists on the southern portion of the roof are visually sagging. Some of the framing members used to stick frame the roof appear to have permanent deflection. The unreinforced masonry chimney is too tall and narrow and does not meet required height to thickness ratios required by current codes. There does not seem to be any significant settling or movement in the exterior walls. The exterior rock foundation walls do not show signs of excessive settlement or cracking. A complete observation of the structural conditions of other various elements and connections was not observed due to building finishes and safety concerns.

The visual observation indicates that the 1900's home is constructed very similar to other buildings constructed in the same general time period. The perimeter walls are unreinforced stone or adobe and mortar walls with brick veneer. The floor and roof framing is supported by interior and exterior walls by methods that allow for the support and transfer of gravity (vertical) loads but not necessarily lateral and out-of-plane (seismic) forces. Additionally, straight and/or diagonally sheathed floors and roofs similar to those present in similar building structures of this era do not typically have adequate strength to transfer forces through the structure to the exterior walls. The unreinforced block walls will by necessity function as shear walls (elements to transfer lateral forces from the building to the ground). Due to the configuration of the walls without reinforcement, the walls may not perform as needed and could be a life safety issue in a seismic event. The lack of a strong positive tie of the roof and floor framing to the block walls may allow the walls to pull away from the floor and wall framing in a seismic event.

Experience indicates that structures such as this home can be seismically retrofitted and rehabilitated to resist some levels of seismic forces. Methods are available to upgrade walls, floor, roofs, etc. as well as connecting the structural elements together. Although a detailed evaluation and analysis of the building has not been completed, the level of rehabilitation and upgrade can be reasonably estimated in a preliminary way for planning and cost comparisons.

Levels of seismic upgrade vary. The minimum level that should be considered is "Life Safety". This level of building performance is aimed at providing a structure that in general allows occupants to exit the building without major injury or loss of life. The structure itself may not be usable or repairable after the event. An enhanced level of building performance is "Immediate Occupancy". This level of performance is intended to allow a building to be used soon after a major catastrophic event with minor non-structural repairs. For an existing building such as this older home, the cost difference between the two performance levels could be significant. We are confident that a "Life Safety" level of rehabilitation can be completed. An "Immediate Occupancy" level of upgrade may not be feasible due to costs and potential building functionality issues. It should be noted that any upgrade or remodel would include maintaining in place many structural elements that would not be deemed to meet current building code requirements for new construction.

Due to the nature of any significant structural upgrades, it is highly unlikely that the building can remain in use during upgrade construction work. It may be possible to phase the work to allow partial use, but this would be an issue to be coordinated with any other renovation, upgrade or construction work that may be desired or necessary by other trades.

Another structural consideration is the roof framing. There is already evidence of significant structural distress and it is common to have no insulation in the attic space. The existing roof framing is likely inadequate if analyzed based on current code required design snow loads. The existing structure has likely not experienced a design snow event because snow accumulations would melt rather quickly with a heated building and limited or no insulation.

Conclusions

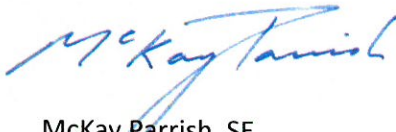
Based on the limited evaluation and observation completed for this residential structure, it is our opinion that the structure lacks the necessary strength and construction detailing to resist significant seismic (earthquake) or wind forces. It also appears to have an overstressed roof structure. The unreinforced brick chimney would need to be braced back to the roof structure. Solid sawn wood posts in the basement would require new footings and positive attachments to the floor beams. It is likely with proper evaluation, analysis, and design; the building can be rehabilitated to resist some specified level of seismic force. To rehabilitate this structure would require a significant tear down of existing roof elements in order to support gravity loads (code prescribed dead loads and roof snow loads) and resist some specified level of seismic force.

As the owner moves forward with considerations of future use, remodel, renovation, rehabilitation or tear down of this residential structure, more detailed evaluation and analysis methods are available and may be employed if additional detailed information is needed or desired during the decision making process.

The conclusions and recommendations in this report are only intended for the use of PMA and their current client. It should be understood that this investigation was not exhaustive and that information noted in this report is based on items that are currently visible. The condition and status of the items noted can and will change over time as the structure continues to deteriorate. As additional information becomes available, the conclusions and recommendations contained in this report may need to be re-evaluated and amended.

I would be happy to provide any additional assistance desired.

Sincerely,



McKay Parrish, SE

15426_ltr_20161108



1904 Residential Structure



Roof framing and un-reinforced brick chimney



Chimney requires bracing and the roof is sagging behind the chimney

ATTACHMENT D: HISTORIC PRESERVATION STANDARDS

21A.34.020: H HISTORIC PRESERVATION OVERLAY DISTRICT:

A. Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H - Historic Preservation Overlay District is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the city related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic and environmental sustainability.

21A.34.020.I Building Relocation Standards

Standards for Certificate of Appropriateness for Relocation of Landmark Site or Contributing Structure: In considering an application for a certificate of appropriateness for relocation of a landmark site or a contributing structure, the historic landmark commission shall find that the project substantially complies with the following standards:

Standards	Finding
Standard 1: The proposed relocation will abate demolition of the structure	The existing structure is inhabited and in average repair. The proposed move and relocation will result in the renovation of the structure and significantly decrease the likelihood that it will be demolished in the future. The structure will be hydraulically lifted and moved to the new location.
Standard 2: The proposed relocation will not diminish the overall physical integrity of the district or diminish the historical associations used to define the boundaries of the district	The move of the subject home will be to a location within the same block and the same local historic district (Central City). The proposed relocation will maintain the physical integrity of the local historical district without diminishing the district boundaries.
Standard 3: The proposed relocation will not diminish the historical or architectural significance of the structure	The historical and architectural significance of the structure will not be diminished by the move and relocation.
Standard 4: The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure	The structure will be hydraulically lifted and then moved to the new location. Once moved, the structure will be reinforced on a new foundation.
Standard 5: A professional building mover will move the building and protect it while being stored	The applicant will be required to hire a licensed and bonded contractor with specialized skills in relocating historic structures to move the building. Specifics on how the building will be relocated to ensure that it is not destroyed, must be submitted in writing to the Planning Director and approved by the City, prior to a relocation permit being issued.

<p>Standard 6: A financial guarantee to ensure the rehabilitation of the structure once the relocation has occurred is provided to the city. The financial guarantee shall be in a form approved by the city attorney, in an amount determined by the planning director sufficient to cover the estimated cost to rehabilitate the structure as approved by the historic landmark commission and restore the grade and landscape the property from which the structure was removed in the event the land is to be left vacant once the relocation of the structure occurs</p>	<p>The applicant will be required to provide a financial guarantee at the time of the permit. The applicant has been provided with the necessary paperwork to start the financial guarantee requirement.</p>
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ATTACHMENT E: CITY COMMENTS



Work Flow History Report

658 E 600 S

PLNHLC2017-00851

Date	Task/Inspection	Status/Result	Action By	Comments
10/17/2017	Planning Dept Review	In Progress	Traughber, Lex	
10/17/2017	Staff Assignment	Routed	Traughber, Lex	
10/25/2017	Fire Code Review	Complete	Brown, Ken	<p>The relocation of the structure to another lot proposed to be divided in to three separate parcels will subject the structure(s) to the current adopted codes and the appendices; including but not limited to fire access, fire flow, and fire separation distance requirements. Fire department access and fire flow apply to all R occupancy types regardless if they are constructed under the provisions of IBC or IRC.</p> <p>Compliance with the information in this review does not guarantee compliance with the current adopted international fire and building codes; and it does not guarantee issuance of any building permit.</p>
10/25/2017	Zoning Review	Complete	Mikolash, Gregory	<p>-It is strongly encouraged that the applicant meet with the City's DRT (Development Review Team) to determine if any outstanding Fire, Public Utility, Transportation or Engineering issues may hinder the proposal.</p> <p>-Use of the relocated building will need to meet the land use req. of Section 21A.33.030.</p> <p>-The bulk/area/setback/height req. of Section 21.24.100 (SR-3 zone) and 21A.36.020 (lot and bulk standards) will need to be met.</p> <p>-Parking and driveway req. of Section 21A.44 shall be met.</p> <p>-Landscaping req. of Section 21A.48 shall be met.</p> <p>-Subdivision of the property at 636 E. Sego required to subdivide existing parcel into 3 lots.</p> <p>-Suggestion that the applicant discuss relocation and future improvements of the building with a Building Code reviewer in Building Services.</p>
11/1/2017	Engineering Review	Complete	Weiler, Scott	<p>No objections. If any work is required, such as utility kills, in the public way of 600 South, a Permit to Work in the Public Way must be obtained from SLC Engineering by a licensed contractor who has a bond and insurance on file with SLC Engineering. Sego Avenue is a private street. As such, a Permit to Work in the Public Way is not required for work in Sego Avenue.</p>
11/21/2017	Building Review	Complete	Mikolash, Gregory	
11/21/2017	Police Review	Complete	Traughber, Lex	No comments received.
11/21/2017	Transportation Review	Complete	Barry, Michael	Will there be off street parking for the relocated structure?
11/29/2017	Planning Dept Review	Complete	Traughber, Lex	

11/29/2017	Public Utility Review	Complete	Draper, Jason	<p>Public Utilities review of the demolition and relocation will be required.</p> <p>Existing utilities to be capped at the main as part of the demolition and removal.</p> <p>New utility connections will be required.</p> <p>Public Utility permit, connection, survey and inspection fees will apply.</p> <p>Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.</p> <p>All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.</p> <p>All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.</p>
11/29/2017	Staff Review and Report	In Progress	Traughber, Lex	

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

Open House:

An open house was held on November 16, 2017. Three members of the public attended this session. General questions regarding the overall proposal were entertained by the applicant and Planning Staff. The comments received were in favor of the relocation.

Public Comments:

As of the preparation of this staff report, several written comments relating to the proposed relocation have been received by Planning Staff. These documents are included for review.

Notice of the public hearing for the proposal include:

- Notice mailed on November 22, 2017.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on November 22, 2017.
- Property posted on November 21, 2017.

OPEN HOUSE PUBLIC COMMENT FORM

November 16, 2017



Planning and Zoning Division
Department of Community and
Economic Development

Relocation of the Structure Located at 658 E. 600 South

Petition

PLNHLC2017-00851

Name: JACK DAVIS

Address: 543 E. 600 S.

SALT LAKE CITY, UTAH

Zip Code: 84102

Phone: 408.329.8174 E-mail: johnphilipdavis@gmail.com

Comments: I AM VERY SUPPORTIVE OF THIS PROJECT.

THIS IS SOME EXCELLENT PRESERVATION WORK.

Please provide your contact information so we can send notification of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at lex.traughber@slcgov.com or via mail at the following address: Lex Traughber, Salt Lake City Planning Division, 451 S. State Street, P.O. Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE PUBLIC COMMENT FORM

November 16, 2017



Planning and Zoning Division
Department of Community and
Economic Development

Relocation of the Structure Located at 658 E. 600 South

Petition

PLNHLC2017-00851

Name: _____

CINDY CROMER

Address: _____

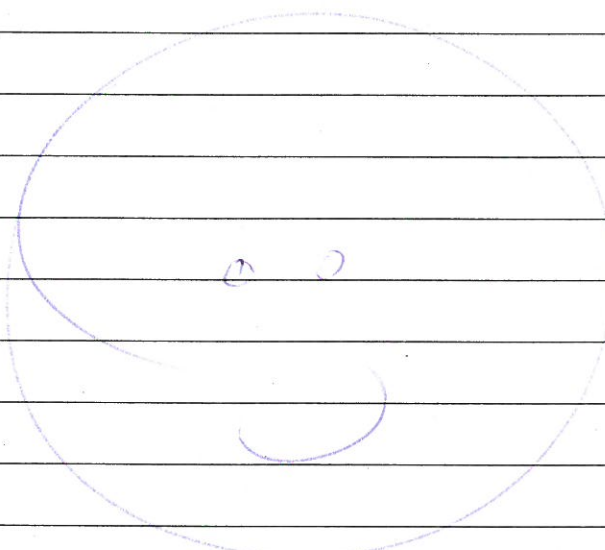
3cins/c@live.com

Zip Code: _____

Phone: _____

E-mail: _____

Comments: _____



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