



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Sara Javoronok, Senior Planner
(801) 535-7625 or sara.javoronok@slcgov.com
Date: February 6, 2020
Re: PLNHLC2019-00916 – Re-roof

Minor Alteration

PROPERTY ADDRESS: 340 W South Temple (previously 334 W South Temple)
PARCEL ID: 08-36-455-008
HISTORIC DISTRICT: Landmark Site
ZONING DISTRICT: D-4
DESIGN GUIDELINES: Residential Design Guidelines

REQUEST: This is a request by the Church of Jesus Christ of Latter-day Saints to approve replacement of the existing slate roof with an asphalt shingle roof at the Devereaux House at 340 W South Temple. The matter is being referred to the Historic Landmark Commission for a decision because it is a change in the existing roofing material on a landmark site.

RECOMMENDATION: Based on the analysis and findings outlined in this staff report, it is Planning Staff's opinion that the proposed material for a re-roof does not meet the applicable standards of approval, specifically standards 2, 3, 5 and 6. As such, Staff recommends that the Commission deny the request.

ATTACHMENTS:

- A. [Site & Context Map](#)
- B. [Current Photographs](#)
- C. [Historic Photographs](#)
- D. [Sanborn Maps](#)
- E. [National Register Nomination](#)
- F. [HLC Minutes - 1982](#)
- G. [Devereaux House: Final Report](#)
- H. [Application Materials and Historic Structures Report](#)
- I. [Analysis of Standards for Minor Alterations in a Historic District](#)
- J. [Applicable Design Guidelines](#)
- K. [Public Process and Comments](#)

BACKGROUND:

The applicant submitted a minor alteration application for the proposed re-roof. Generally, re-roof applications for historic properties are reviewed at a staff level. This application was initially submitted

for administrative review for a replacement of the existing slate tile on the mansard roof portions of the structure with an Eco Star synthetic slate product. The applicant has since modified the proposal to replace the existing slate tile with CertainTeed Landmark PRO Max Def Driftwood asphalt shingle roofing (Attachment H).

PROJECT DESCRIPTION: This proposal is a request to replace the existing slate roof with an asphalt shingle roof of the landmark site located at 340 W South Temple. The building, which was extensively restored and rehabilitated in the early 1980s, has a mansard roof on the main portion of the structure. The asphalt shingles are proposed to replace the existing slate tile on these elevations.



Front façade of Devereaux House, faces South Temple

BUILDING, SITE, AND CONTEXT:

William Staines acquired the land where the Devereaux House is located in 1855 and subsequently acquired adjacent parcels. He initially built a cottage style house that was unique due to its large setback from the street that far exceeded the typical setback. It also included significant gardens. Staines sold the house to Joseph Angell Young in 1866, who sold it the following year to William Jennings.

Jennings, a merchant, railroad board member, and later Mayor, expanded the house several times, to the extent that little, if any, of the original cottage likely remained. He also purchased additional land surrounding the property. His initial addition was a three story wing to the west, dedicated in 1868. This was the initial appearance of the mansard roof. Jennings expanded the house with an eastern wing c. 1874, which was when the Staines cottage was likely demolished. This addition was three stories and continued the mansard roof to match the earlier addition. The dormer gable and roof balustrade were removed with this addition and nearly floor to ceiling windows added, consistent with the Second Empire style. Later additions in the 1870s and 1880s included a conservatory, kitchen, and laundry that enclosed a courtyard space. See Attachment C for drawings and photographs of the house and

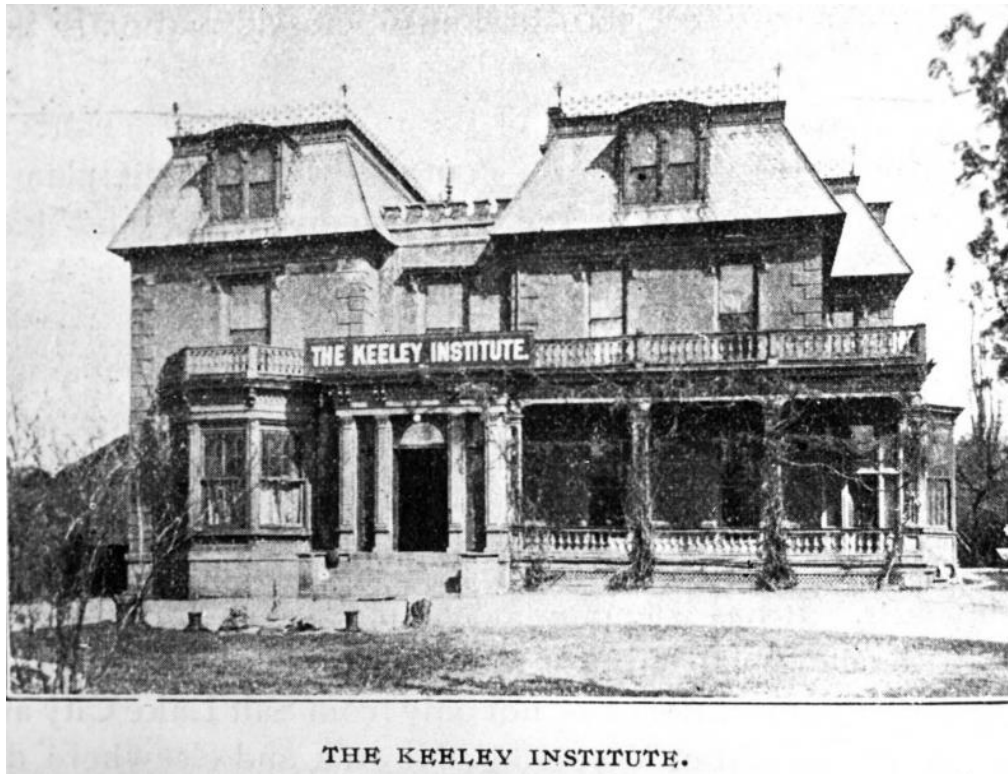
Attachment D for Sanborn maps showing the footprint. The specific origin of the name Devereaux is unknown, but possibly originated from the name of an ancestral estate in England.



House with first addition – c. 1874, the Staines Cottage is the 1 ½ story side gabled area on the right. Source: Utah State Historical Society



House with second addition – c. 1880 Source: USHS



Keeley Institute – occupied house from 1904 to 1919. Source: USHS

Jennings died in 1886 and the house went to his surviving wife, Pricilla, who lived in it until 1903. From 1904 to 1919, the house was occupied by the Keeley Institute, a drug and alcohol treatment program. The Sanborn maps (Attachment D) show how the neighborhood quickly transitioned from largely residential to very intense uses with the development of the railroad and related facilities. For example, the 1950 Sanborn map identifies the area to the rear of the house as “Junk Metal Storage”.

The preservation and restoration of the house began in 1967 with a [Historic American Buildings Survey](#). It reported its significance as the first Utah mansion, host to the 2nd Territorial Governor (1857-1861) Alfred Cummings, and host to President and Mrs. Ulysses S. Grant, William Seward, and Generals Philip Sheridan and William Tecumseh Sherman. It noted that the house was currently owned by the J.J. Coan Company, a mining equipment distributor. It also stated that it that “severe abuse and neglect have not affected the soundness of the basic structure and a surprising amount of interior detail is intact.”



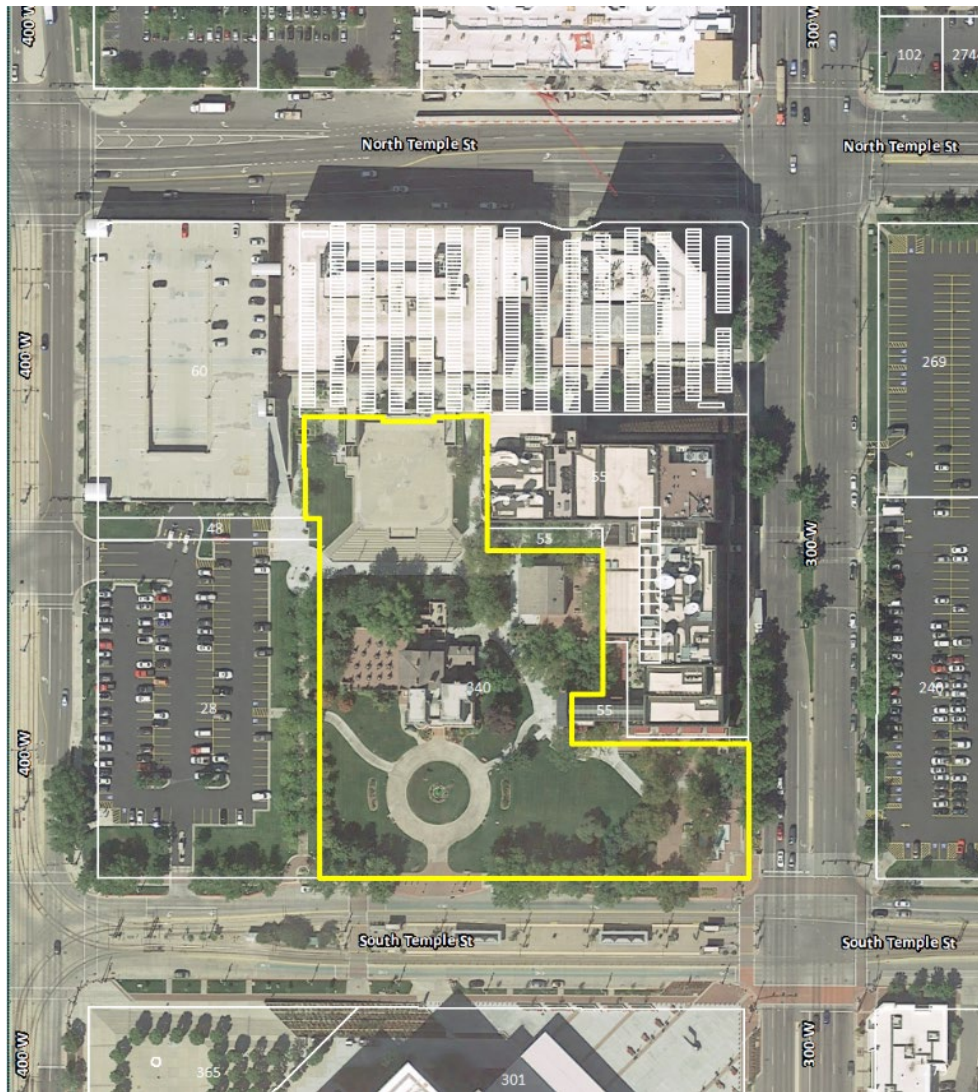
Front and east elevations, 1967 HABS

The house was listed on the Utah State Register of Historical Sites in 1970 and the National Register of Historic Places in 1971. The city designated it a landmark site in 1976. The State of Utah purchased the property in 1978 for future renovation and subsequently entered into an agreement with the Triad Center where the Triad would manage the site once restoration was completed. There was a fire in the building in 1979 that further damaged the structure, but the restoration plans proceeded.

In 1980, “Devereaux House: Final Report to the Devereaux Committee and Governor Scott M. Matheson” (*Final Report*, Attachment G) was completed and provided recommendations for the restoration of the building. This proposal was reviewed by the Historical Landmark Committee on August 18, 1982. At this time, the Committee approved the restoration for the house and held subsequent meetings regarding the approval of the carriage house and landscaping.

The restoration was completed in 1984 with a mix of federal, state, Salt Lake City Redevelopment Agency and private funds.

In 2013, there was an administratively approved Certificate of Appropriateness for roof repairs. It included removal and replacement of the low sloped/flat roofs, reroof of all of the areas with wood shingles with replacement wood shingles, and the installation of two water diverters under the slate roof where the gutters met the roof and the front wall of the structure.



Context map showing the property and its surroundings

KEY ISSUE:

Replacement of an architectural feature

The applicant proposes to replace the existing slate roof with asphalt shingles. This is due to deterioration of the slates and the poor performance of the existing plywood underlayment. The applicant cites a 2011 Historic Structures Report prepared by Elwin C. Robison for the Historic Sites Group of the Church History Department (*Historic Structures Report*, Attachment H) that states that there is inadequate thickness to the plywood underlayment and that maintenance costs are expected to increase. A site visit showed delamination along with loose and broken slates. The applicant's Facilities group estimates that approximately 15% of the slate has failed and fallen and approximately 40% of the slate is significantly deteriorated and in danger of falling.



Slate tiles – January 2020

The Mansard roof of the Devereaux House is a character defining feature of the structure. The existing slate is highly visible on three sides of the structure (see Attachment B). Several early photographs (below) show slate on the Mansard roof portions of the house. The 1898 Sanborn map (Attachment D) specifically states that the steeply sloped “French” third floor roof is slate. Otherwise, the maps distinguish roof types with symbols:

- Unfilled circles indicate slate or tin
- Filled circles indicate composition (composition roofing of this era was a built-up roofing material made of saturated rolls of paper or textile - felts or canvas saturated with tar).
- An X indicates wood shingles

With the exception of the 1889 map that identifies the second floor as composition, the maps indicate the roofing was slate or tin. The gabled portions of the roof that are currently wood shingles are designated as such.

Preservation

PRESERVATION PLANS for Salt Lake City's Devereaux House, an 1857 Second Empire structure, have encountered a number of difficulties. The current issue blocking the sale is an agreement that the state acquire the building under a condemnation classification to allow the present owner sufficient time to reinvest his capital. Once acquisition is completed, the Devereaux House Restoration Advisory Committee and the State Building Board have agreed to negotiate a contract under the terms of the tax reform act with a private developer. This agreement will allow for the construction of a new building on a portion of the site and up to one and one half million dollars for the restoration of Devereaux House. This amount will probably not include furnishing or the restoration of nineteenth century landscaping. It is anticipated that Bureau of Outdoor Recreation monies will be sought for the acquisition of adjacent property to protect the house site and for landscape restoration. The Devereaux House Restoration Advisory Committee will make the selection of the restoration architect to work with the private developer. For more information write to Stephanie Churchill, Utah Heritage Foundation, Quince Street, Salt Lake City, Utah 84103.

Peter L. Goss

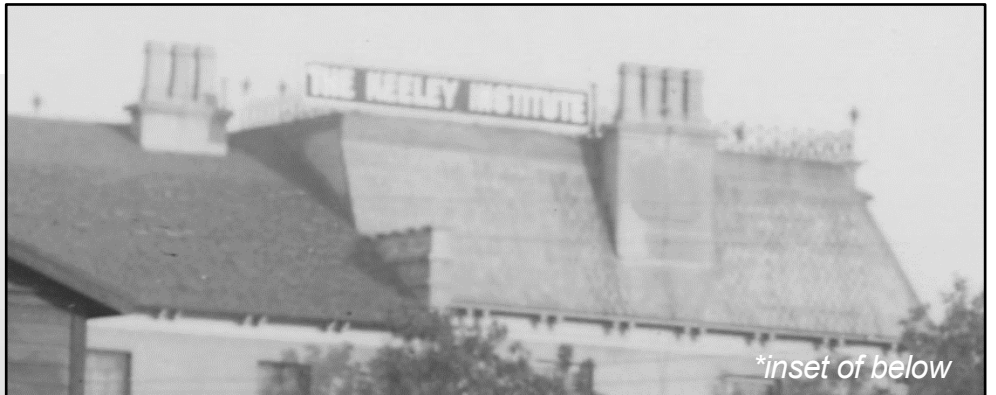


Devereaux House, Utah. L.D.S. Church Historical Department Archives.

Scan of 1980 Devereaux House: Final Report to the Devereaux Committee and Governor Scott M. Matheson photo in 1980s brochure



Inset of above photo shows dimensioning, shape, and coloring similar to slate



Salt Lake and Ogden Railway yard looking southeast between the Devereaux House and the U.P. Depot, 10-9-06, inset shows a roof appearing to be slate on the Mansard roof portions of the house and wood shingles on the gabled area to the rear. Source: USHS

The 1980, “Devereaux House: Final Report to the Devereaux Committee and Governor Scott M. Matheson” (*Final Report*, Attachment F) includes a “Report to the Restoration Architect on the History of the Devereaux House” by Peter Goss, Ph.D., an architectural historian, who states that with Jennings’ completion of the final addition the house was, “(N)ot an isolated country estate in the truly English manner as idealized in Tullidge’s Quarterly Magazine, (Attachment C), the Devereaux House, surrounded by its famous landscape, was in fact a local exception – it was an urban villa. No other nineteenth century residence in Utah matched the Devereaux House in its social significance, tradition and combination of architecture and the landscape art.” The report recommended the following:

The historical significance of the Devereaux House and site related to both the life and work of horticulturalist William C. Staines and his family and to the larger, Second Empire Style residence of the Jennings family that superseded it. Based on the information provided in this report, it is this consultant’s recommendation that the house, its interiors and its landscape be restored to the period of 1876-1880. This period represents the approximate date at which the house was largely finished and furnished by Jennings and also represents the present architectural fabric, despite alterations.

This appears to be the approach that was taken. The specifications in the report call for removal of the roof, a new roof structure, and roofing in slate, wood, and metal (*Final Report*, p. 185).

The City’s Zoning Ordinance standards in 21A.34.020.G (see Attachment I) calls for repair rather than replacement where feasible and that repair or replacement of missing architectural features should be based on historic or pictorial evidence rather than conjectural designs. The Sanborn map and photographs above provide that evidence. The applicant cites the *Historic Structures Report* (Attachment G) that concludes

Photographic evidence shows wood shingles, and perhaps a metal shingle roof installed over the wood shingles on the steep mansard roofs. The 1898 Sanborn Fire Insurance map lists the mansard roofs as slate. However, the 1967 HABS photographs show the mansard roofs with wood shingles. It is unlikely that slates would be removed and replaced with wood. It is possible that a street observer updating the fire insurance maps in 1898 might have mistaken tin shingles for slates. What is known is that wood shingles were on the roof for most of its existence. Wood shingles would be a better choice from a historical accuracy standpoint. Photographs show the original wood shingles to have plain butts--not the octagonal butts used during the 1980s restoration.

Staff’s contention is that the map and photos above, along with the report, is sufficient evidence of the previous existence of slate and the intent to restore the building to its appearance c. 1880. The photographic evidence shows that from c. 1880 to when the Keeley Institute occupied the structure, it likely had a slate roof. Staff discussed this with Steve Cornell, Historical Architect, at the State Historic Preservation Office (SHPO) and he stated, “There is too much variation for it to be metal tile. And yes, looking at old pattern books, metal tile roofing at the time (1890s-1900) came in either sheets or strips and the patterns that were available looked much different than slate or shingle. It was marketed as a money saver over more expensive slate or cedar shingle which would seem odd for this building...I think it’s pretty clear that it had slate roofing by the 1890s.”

The National Register nomination, completed in 1970, (Attachment E) states that many treasures of the home have disappeared. It is possible that this occurred during the Depression or in the following years and that the slate roof was removed during this time. The structure was restored to its c. 1880 appearance with the 1980s restoration. The slate is appropriate for restoration to this specific period.

Staff also discussed with SHPO whether the original proposal for the synthetic EcoRoof slate or the asphalt shingles met the Secretary of the Interior's Standards. SHPO identified a [Technical Preservation Services bulletin](#) discussing slate roof treatments that included the replacement of a deteriorated slate roof on a high-style Second Empire structure with a synthetic product that matched the pattern of the historic slate and was not highly visible based on the height of the structure and the narrow width of the street. This differs from the subject property, but provides an example of a synthetic material meeting the Secretary's standards. The bulletin also included an example of a much taller building with a number of towers and turrets that replaced a slate roof with asphalt shingles based on maintaining the roof form and that the roof could only be viewed at a considerable distance.

Staff understands that the removal of the slate roof, replacement of the underlayment with an appropriate material, and likely replacement of the slate, is a significant expense. However, the Devereaux House is a local landmark site, is listed individually on the National Register, was significant in the early history of the city and its settlement, and was restored to a specific time period at a significant public cost approximately 35 years ago. Based on this, repair and replace as necessary is the appropriate treatment for the site. As such, staff's recommendation is for the repair and replacement, as necessary, of the roofing material with slate.

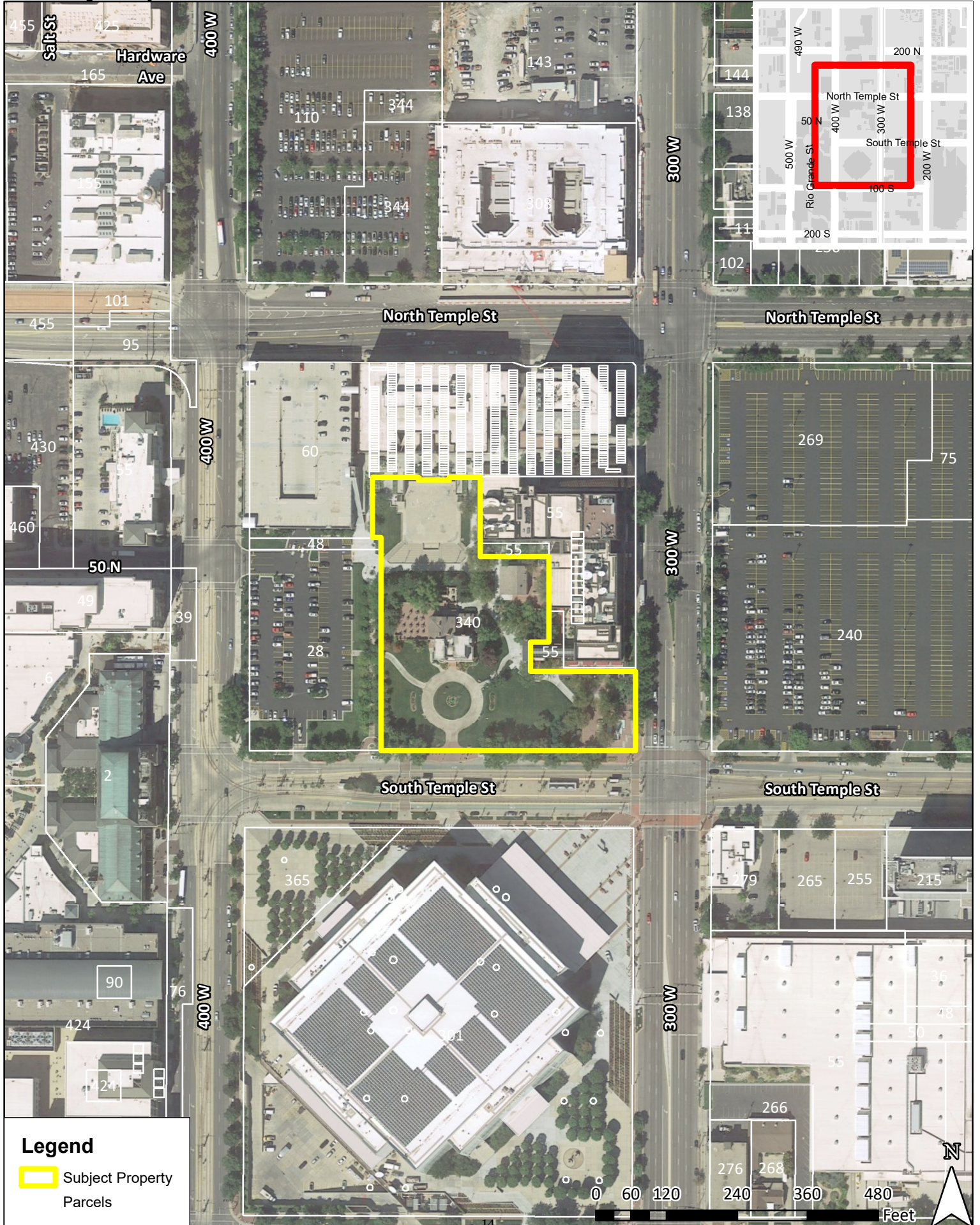
NEXT STEPS:

If the request is denied by the HLC, the applicant will not be issued a COA. The applicant could proceed with repair and replacement, as necessary, with another minor alteration application that could be reviewed administratively.


If the Commission disagrees with Staff's recommendation and the project is approved, the applicant would receive a COA to proceed with the project as represented in this Staff Report.

ATTACHMENT A: Site & Context Map

Vicinity Map



Legend

-  Subject Property Parcels

ATTACHMENT B: Current Photographs



Front/south façade



Side/east façade



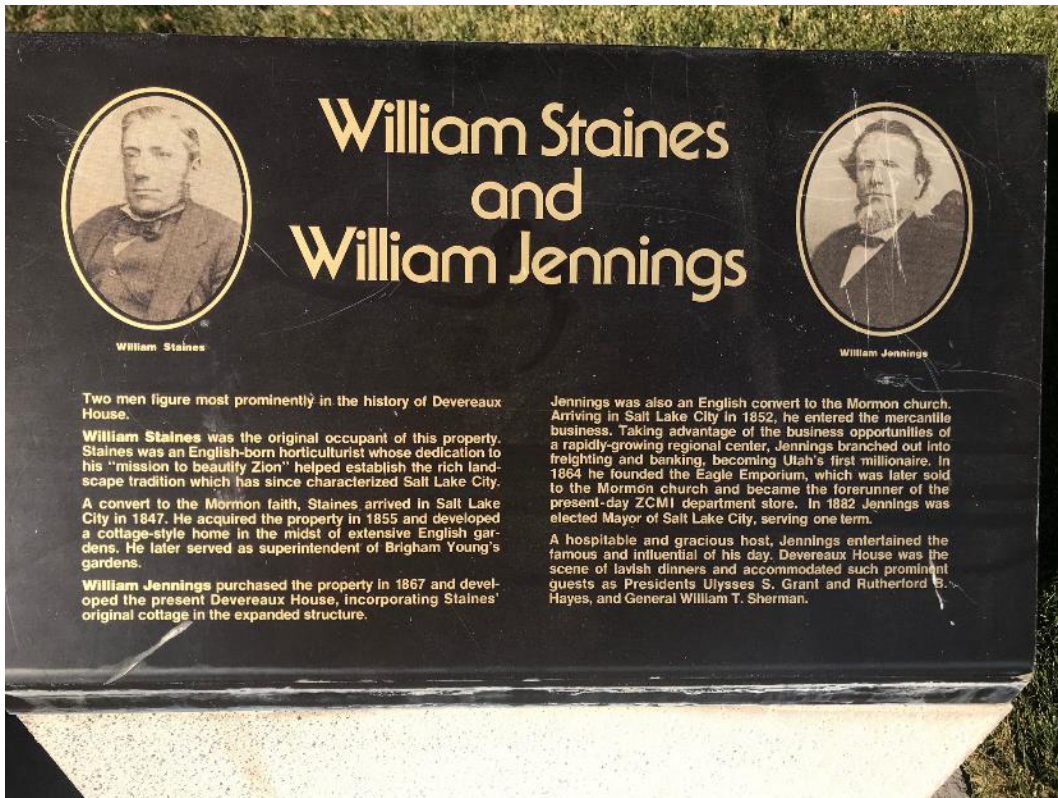
North/rear façade



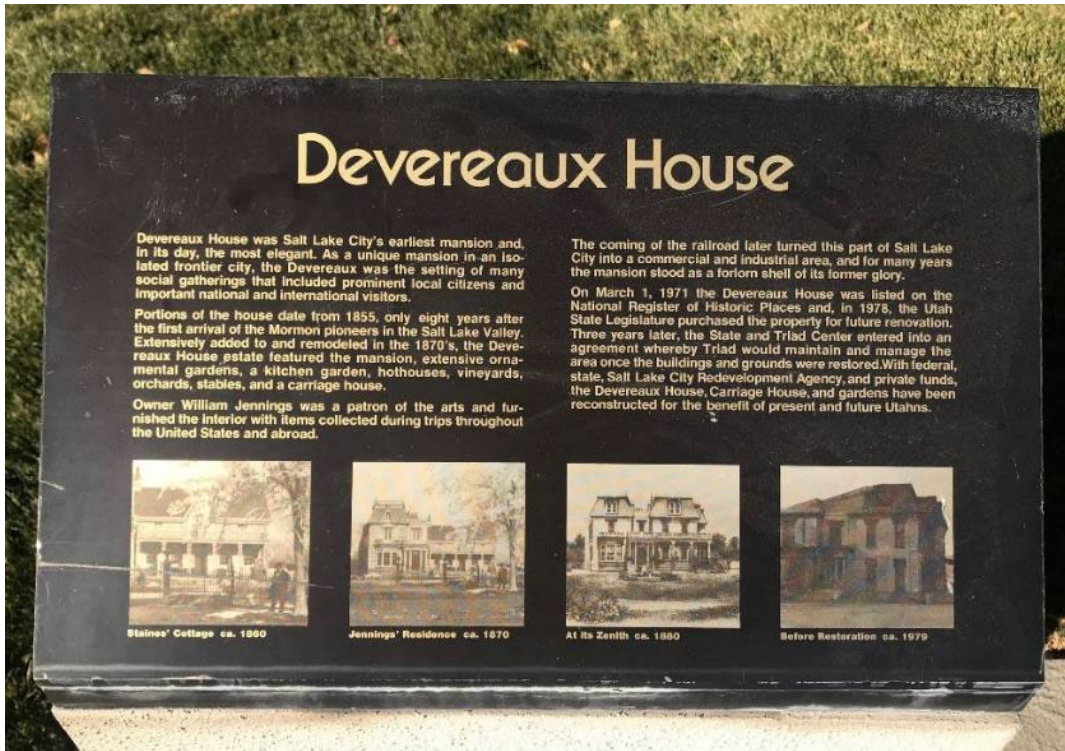
North/rear façade



Side/west façade



Plaque on site describing owners



Plaque on site describing evolution of the house and its restoration

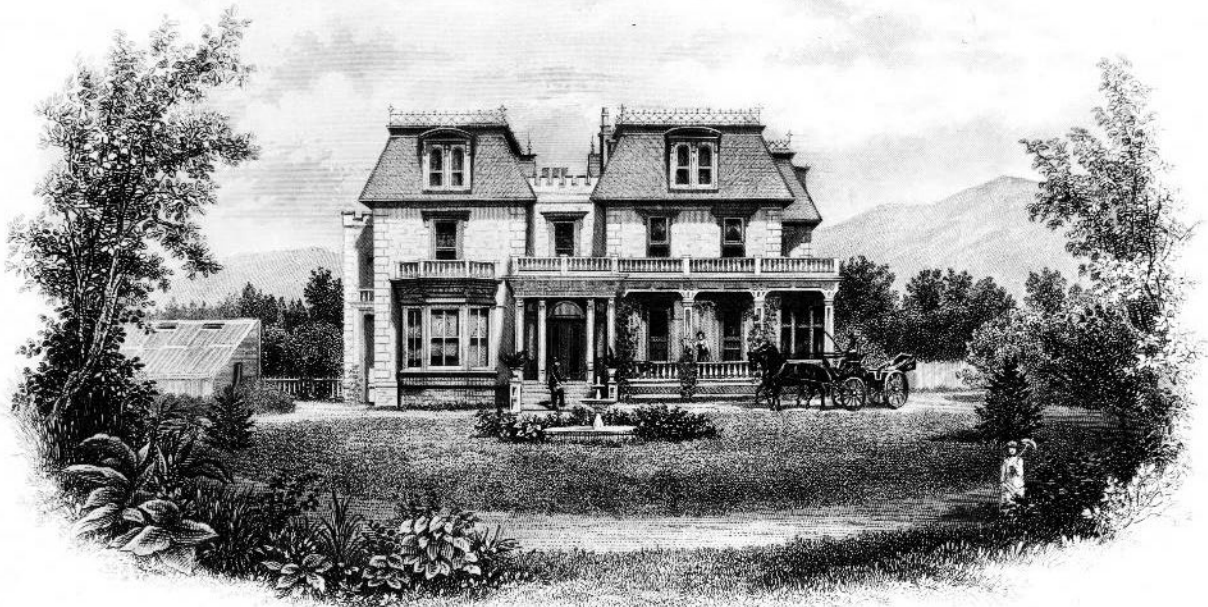
ATTACHMENT C: Historic Photographs/Drawings



*House with first addition – c. 1874, the Staines Cottage is the 1 ½ story side gabled area on the right.
Source: USHS*

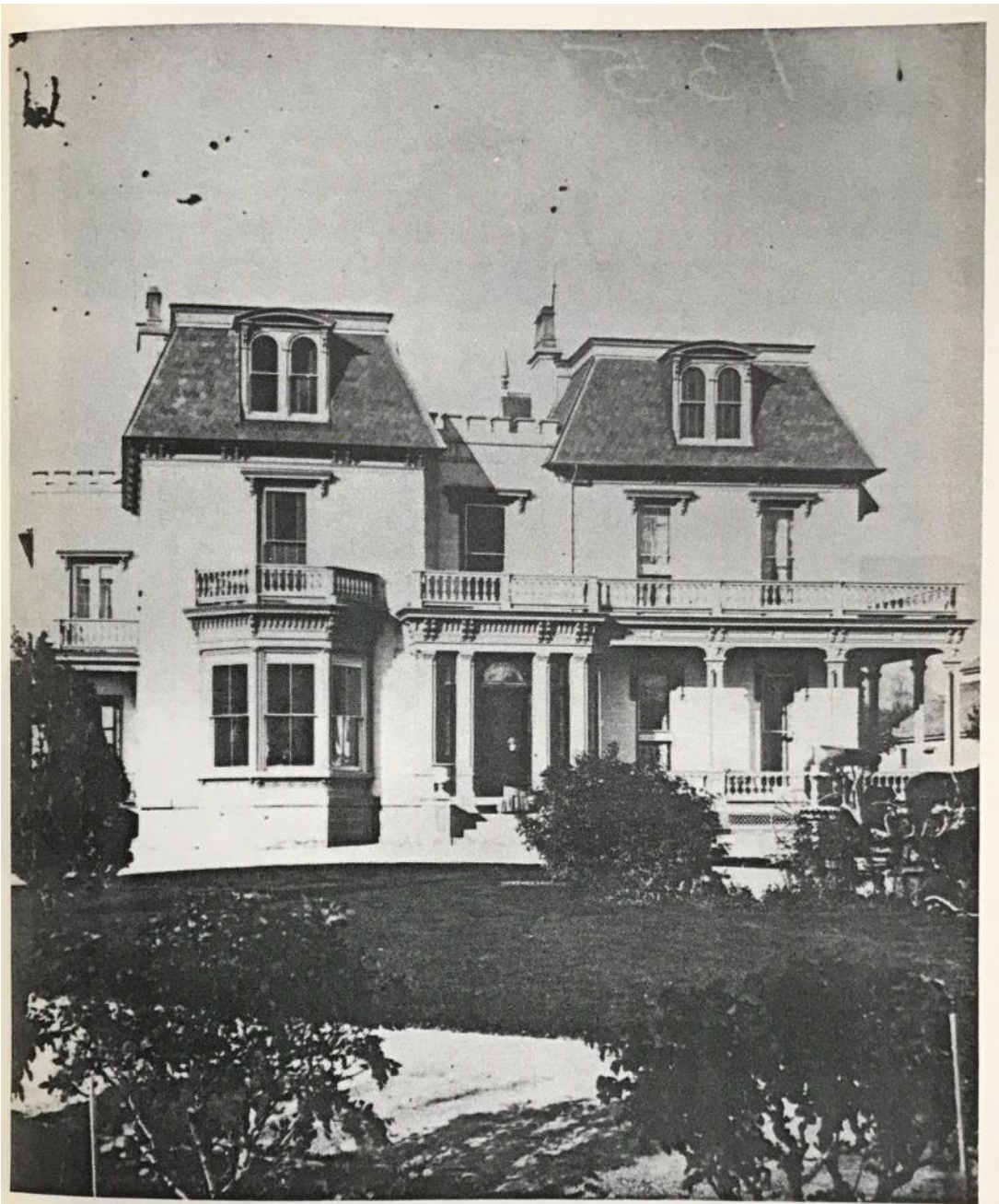


Devereaux House, c. 1880. Source: USHS



Devereaux House

Devereaux House, Tullidge's Quarterly Magazine, 1881. Source: USHS

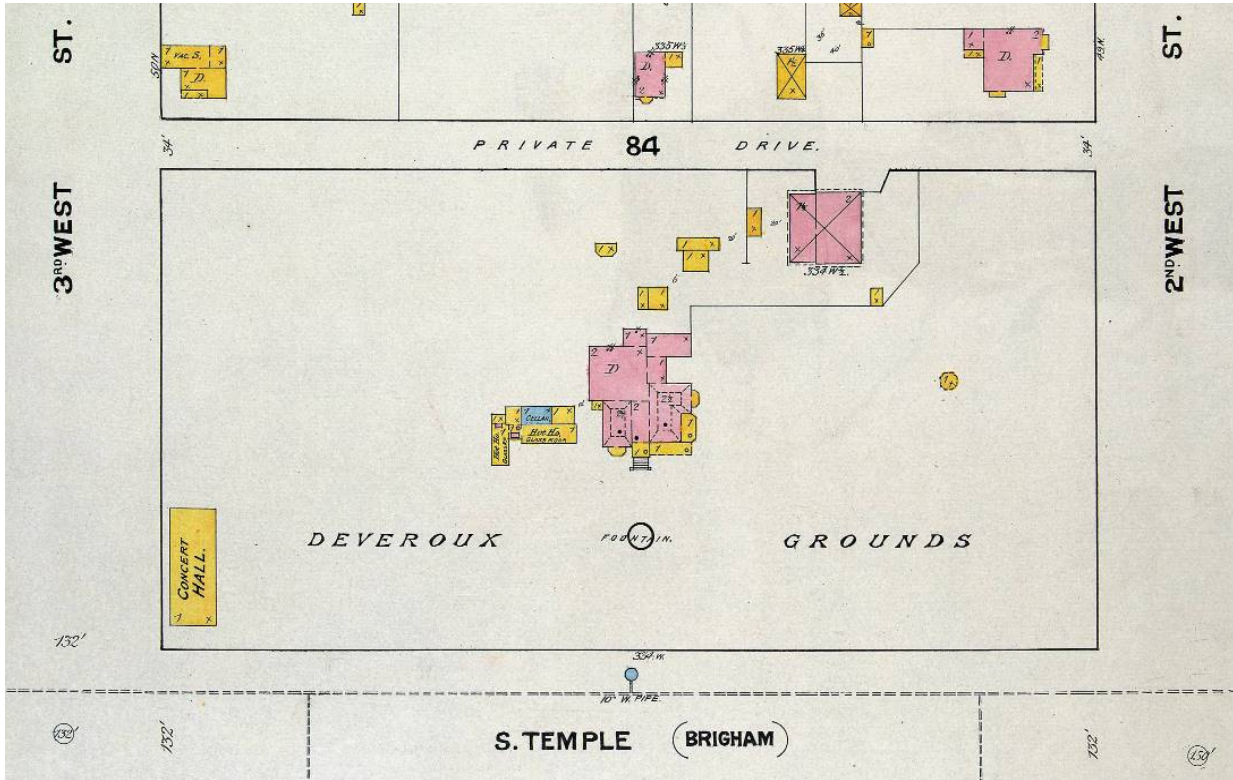


Devereaux House

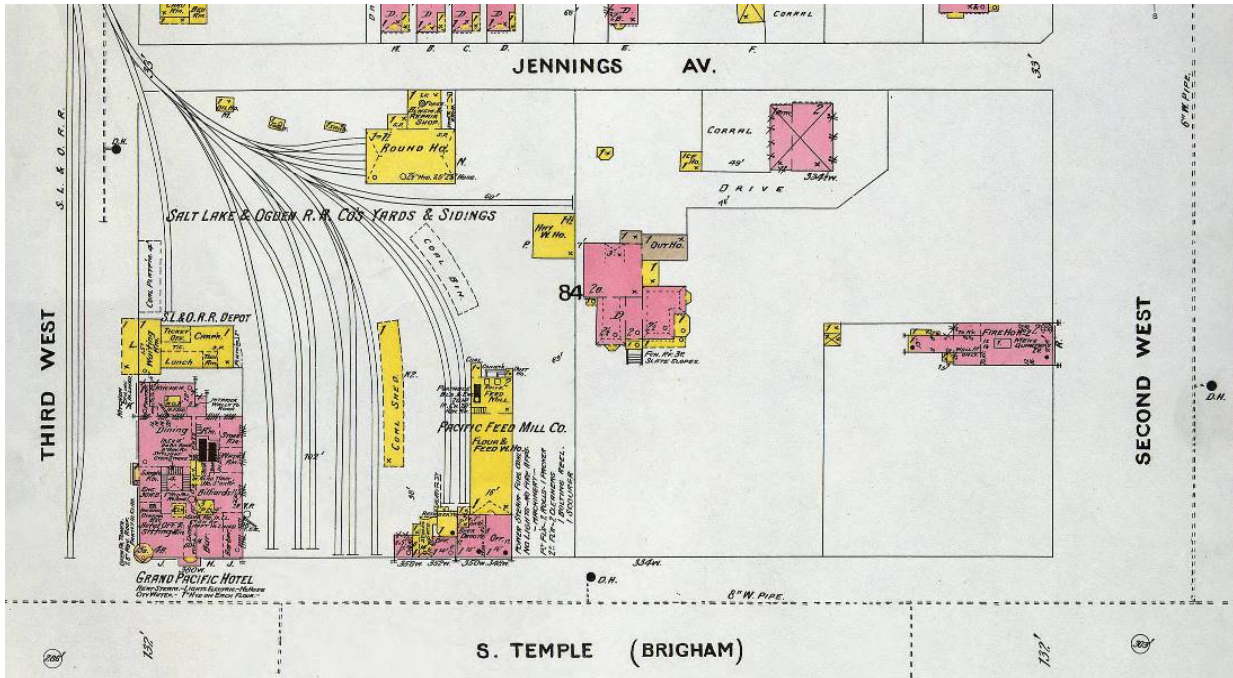
IX

Image from the 1980 Devereaux House: Final Report to the Devereaux Committee and Governor Scott M. Matheson (Attachment G)

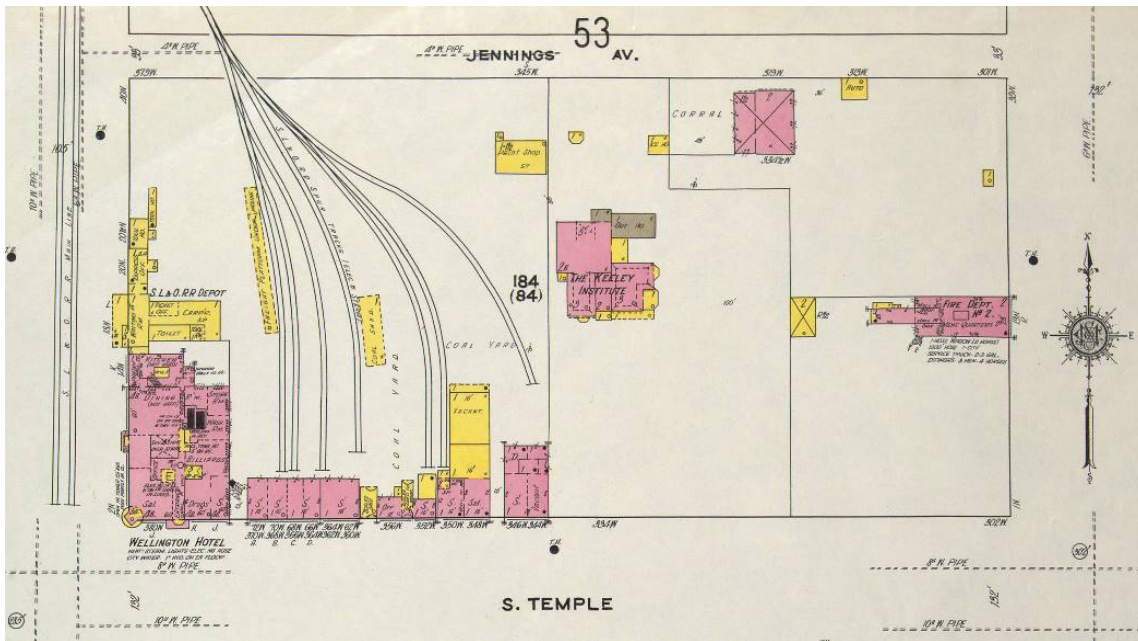
ATTACHMENT D: Sanborn Maps



1889 Sanborn



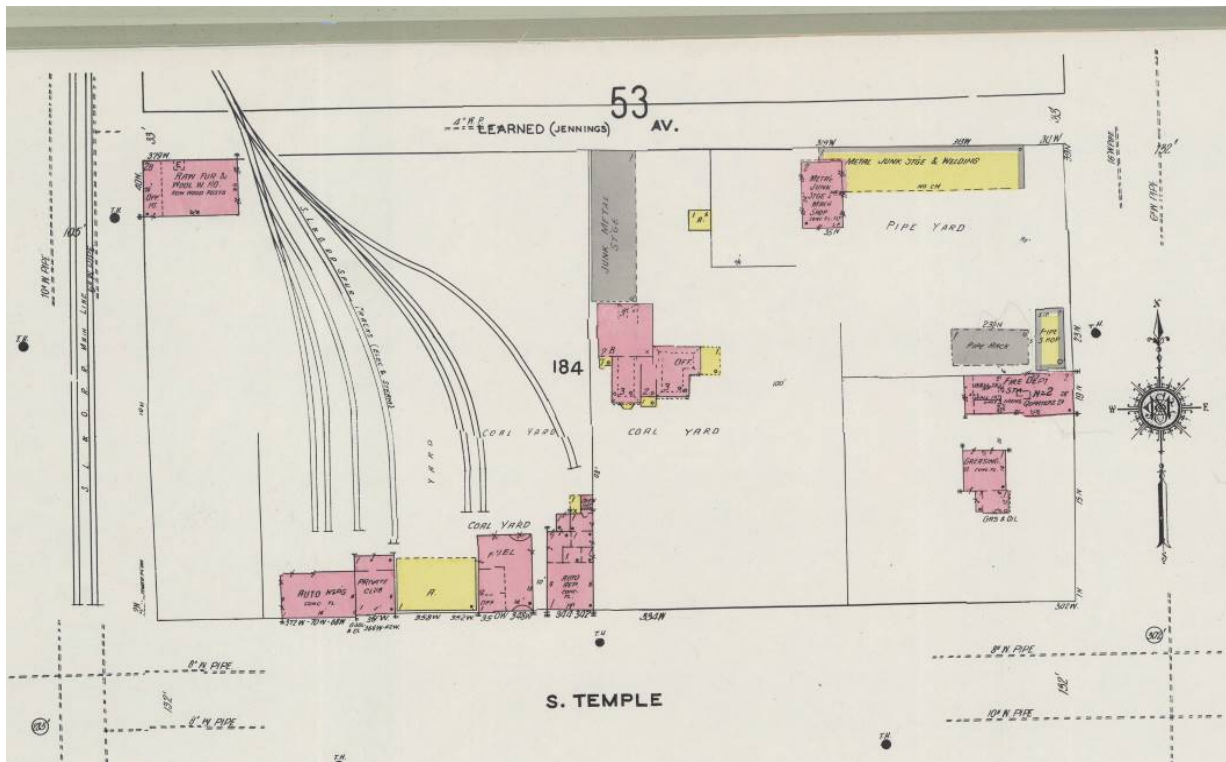
1898 Sanborn



1911



1927 (SHPO)



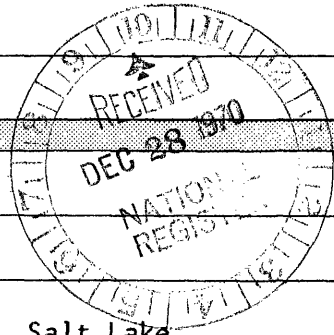
1950

ATTACHMENT E: National Register Nomination

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

(Type all entries - complete applicable sections)

STATE: Utah	
COUNTY: Salt Lake	
FOR NPS USE ONLY	
ENTRY NUMBER 71.3.49.0006	DATE 3/11/71



1. NAME

COMMON:
"Devereaux" House

AND/OR HISTORIC:
Staines-Jennings Mansion

2. LOCATION

STREET AND NUMBER:
334 West South Temple

CITY OR TOWN:
Salt Lake City

STATE Utah	CODE 49	COUNTY: Salt Lake	CODE 035
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:
J. J. Coan Company & Salt Lake Transportation Company

STREET AND NUMBER:
334 West South Temple 346 West South Temple

CITY OR TOWN:
Salt Lake City

STATE:
Utah

CODE:
49

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Mr. B. G. Coan & City & County Building

STREET AND NUMBER:
2289 Oneida Street 451 Washington Square

CITY OR TOWN:
Salt Lake City

STATE:
Utah

CODE:
49

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Utah Historical American Buildings Survey

DATE OF SURVEY:
1967 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Utah Heritage Foundation

STREET AND NUMBER:
603 East South Temple

CITY OR TOWN:
Salt Lake City

STATE:
Utah

CODE:
49

SEE INSTRUCTIONS

STATE: Utah

COUNTY: Salt Lake

ENTRY NUMBER: 71.3.49.0006

DATE: 3/11/71

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The original building built for William Staines in 1857 was a two-story residence built of adobe, with a west wing running north-south containing parlor and bedrooms, and a central wing running east-west. Deviating somewhat from the strict plan of the city which ordained that all homes must be built in the center of the lot and set back 20 feet from the frontage line, Mr. Staines built his home in the center of the grounds (2 lots of 1-1/4 acres), with his orchards in the front. The next owner, Joseph A. Young, enlarged the property to three lots when he purchased the corner of the block. When Mr. William Jennings purchased the property, he enlarged the grounds to include more than half the city block.

Later Jennings added a large east wing, respecting the architecture of the original house, and transformed the informal gardens of Mr. Staines to the formal gardens befitting his palatial residence. Iron gates and carriage ways were installed and the property now consisted of the mansion, ornamental grounds, grapery, hot houses, stables and carriage house. Only the house and the much-altered stable remain.

William Paul was the architect. The home was distinctly Victorian in style, with considerable French detail, but curiously was constructed of brick masonry with cement plaster exterior finish scored to resemble stonework. Masonry bearing walls are two stories high with wood framed mansard roofs forming the third floor at the front.

A broad portico extended across the south facade and around to the east side to the dining room. A portion of this just outside the dining room was a glass-enclosed conservatory. None of this remains except the red sandstone steps to the front door.

The interior is elaborate with heavy carved pine woodwork in all major first floor rooms grained to resemble oak, mahogany, birds-eye maple and marble. Ceilings are of plaster with plaster cornices varying in size and complexity. Walls were papered. In the front stair hall and the first floor rear corridor much of the original wallpaper is intact. It was hand-painted to resemble oak grain and in the front hall every seam was covered with a painted rope and tassel. Only two fireplaces remain: a white marble mantel in the southeast bedroom and an imitation marble metal mantel in the library below. At one time there were two fireplaces in the ballroom, single fireplaces in the drawing room and dining room, fireplaces or small Franklin stoves in other bedrooms and two stoves in the kitchen.

The building, though abused and neglected inside and out, is structurally sound and a surprising amount of interior detail is intact.

SIGNIFICANCE (continued):

During the depression, the J. J. Coan family lived in the mansion. Many of the treasures of the home have disappeared. However, fortunately, an authentic restoration is feasible. At present a committee consisting of representatives of the Junior League of Salt Lake City, the Utah Heritage Foundation, Salt Lake City Historic Buildings Advisory Committee, Women's Architectural League, the Utah American Institute of Architecture, the Board of State History, and the Utah State Historical Society, is developing a program for the complete restoration of this historic structure and its setting.

SEE INSTRUCTIONS

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) 1857

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input checked="" type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

The "Devereaux" House lays claim to fame for two primary reasons. First of all, it was the first "mansion" in Salt Lake Valley, having been built by William Staines in 1857. Secondly, it was the center of early social life in Utah. Mr. Staines provided hospitality to such important dignitaries as General Thomas L. Kane who arrived in Salt Lake City in February, 1858, to arbitrate the "Mormon War." Governor Cumming and his lady arrived in April and were received by Brigham Young at this house, where Cumming also assumed his position as governor of the Territory of Utah.

In 1865 Mr. Staines sold his home to Brigham Young's oldest son, Joseph A., for \$20,000. Young sold the property to William Jennings, a prominent Salt Lake City merchant, for \$30,000 two years later. Jennings enlarged the property and changed the name to "Devereaux" in honor of the family estate at Yardley, near Birmingham, England.

William Jennings had two wives, Jane and Pricilla, who moved to the Devereaux House in 1867. When Pricilla died in 1871, Jane acted as mother not only to her own eleven but also to Pricilla's fourteen; however, it appears only fourteen of the children were living in 1881. Jennings entertained royally in his home, not only the "creme de la creme" of Salt Lake Valley but also distinguished national figures as well. After the Civil War Mr. William Seward, Secretary of State, visited Utah and was a guest at the Devereaux Mansion with Brigham Young. Later General Philip H. Sheridan was sent to Utah to "insure federal authority." His visit to the Jennings estate had a salutary impact for the Mormons, since Jennings was himself a polygamist.

In early October, 1875, President Ulysses S. Grant arrived in Utah and before leaving he and Mrs. Grant spent a few pleasant hours at Devereaux. Later, General William T. Sherman, accompanying President Rutherford B. Hayes, also spent time at the house. It was not uncommon for as many as 300 guests to be entertained at one time in the lovely home. Finally, other international dignitaries were occasional guests of the Jennings.

For people of early Salt Lake City, the Devereaux Mansion represented quality and affluence at its best. William Jennings became a very successful merchant, freighting goods to Utah and marketing them through his "Eagle Emporium." After his death January 15, 1886, the home served as a residence for the Jennings family until about 1900, when it was sold to Aaron Keyser and Thomas Weir. Subsequently, it served several roles, including one as a clinic for rehabilitation of alcoholics (the Keeley Institute).

(continued on preceding page)

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Kate B. Carter, compiler, Heart Throbs of the West, Vol. 3 (Salt Lake City: Daughters of the Utah Pioneers, 1941) pp. 41, 42.
 John L. Giusti, 1967 Historic American Buildings Survey, U-37.
 Paul Goeldner, Utah Catalog: Historic American Buildings Survey (Salt Lake City, 1969)
 Edward W. Tullidge, "The Beautiful Homes of our City," Tullidges Quarterly Magazine, IV (July, 1881) pp. 654-667.
 Edward W. Tullidge, History of Salt Lake City, Salt Lake City, 1886.

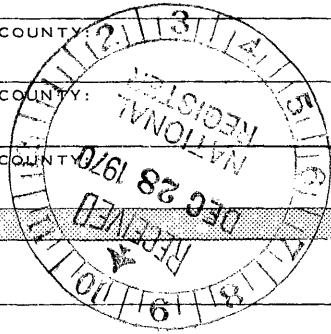
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	40°	46'	2"
NE	°	'	"	°	'	"	111°	54'	1"
SE	°	'	"	°	'	"			
SW	°	'	"	°	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **2-1/2**

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

STATE:	CODE	COUNTY	CODE



11. FORM PREPARED BY

NAME AND TITLE: **Melvin T. Smith**

ORGANIZATION: **Utah Historical Society** DATE: **November 23, 1970**

STREET AND NUMBER: **603 East South Temple**

CITY OR TOWN: **Salt Lake City** STATE: **Utah** CODE: **49**

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: *Milton L. Weilenmann*
 Title: Utah State Liaison Officer

Date: November 23, 1970

I hereby certify that this property is included in the National Register.

Ernest A. Connolly
 Chief, Office of Archeology and Historic Preservation

MAR 11 1971

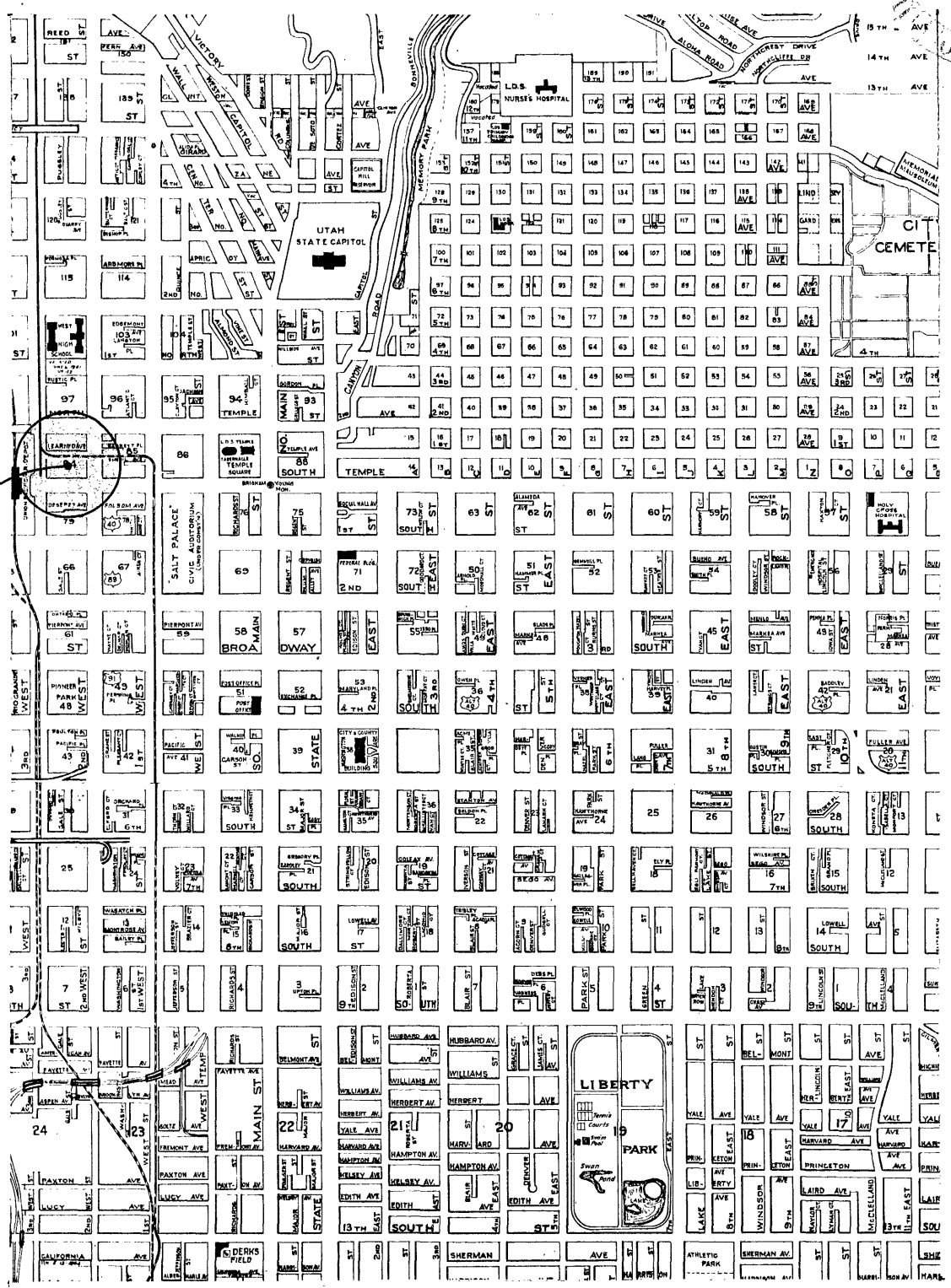
Date: _____

ATTEST:
William J. Swartz
 Keeper of The National Register

Date: FEB 22 1971

SEE INSTRUCTIONS

RECEIVED
 NATIONAL REGISTER
 DEC 28 1970



"DEVEREAUX" HOUSE

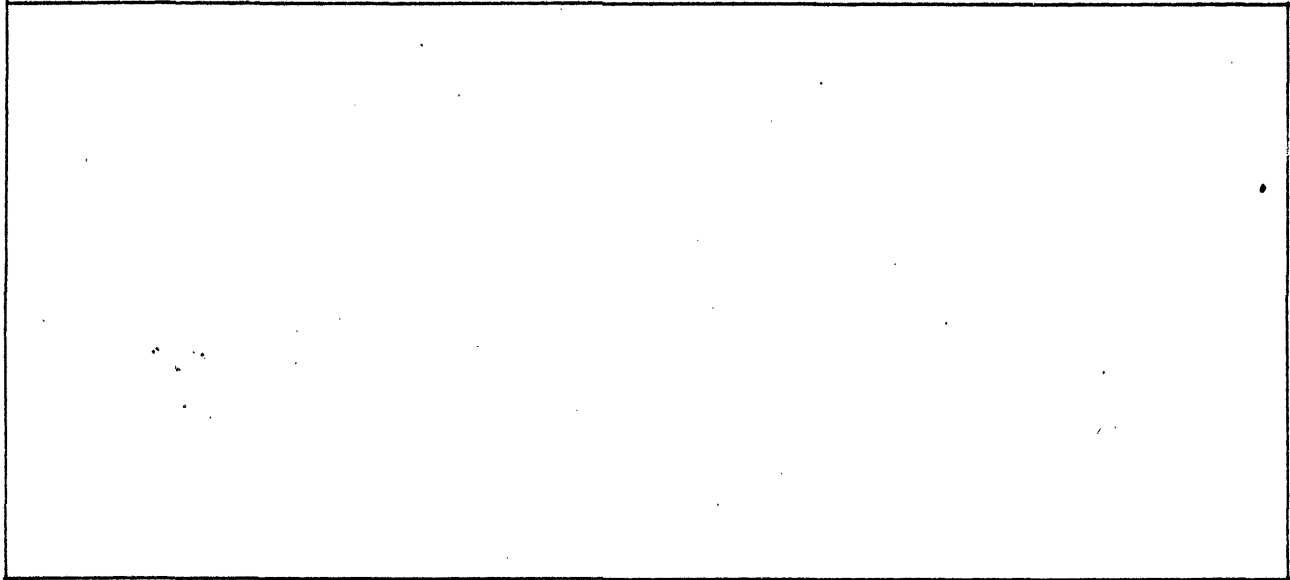
"DEVEREAUX" HOUSE

334 WEST SOUTH TEMPLE
 SALT LAKE CITY, UTAH

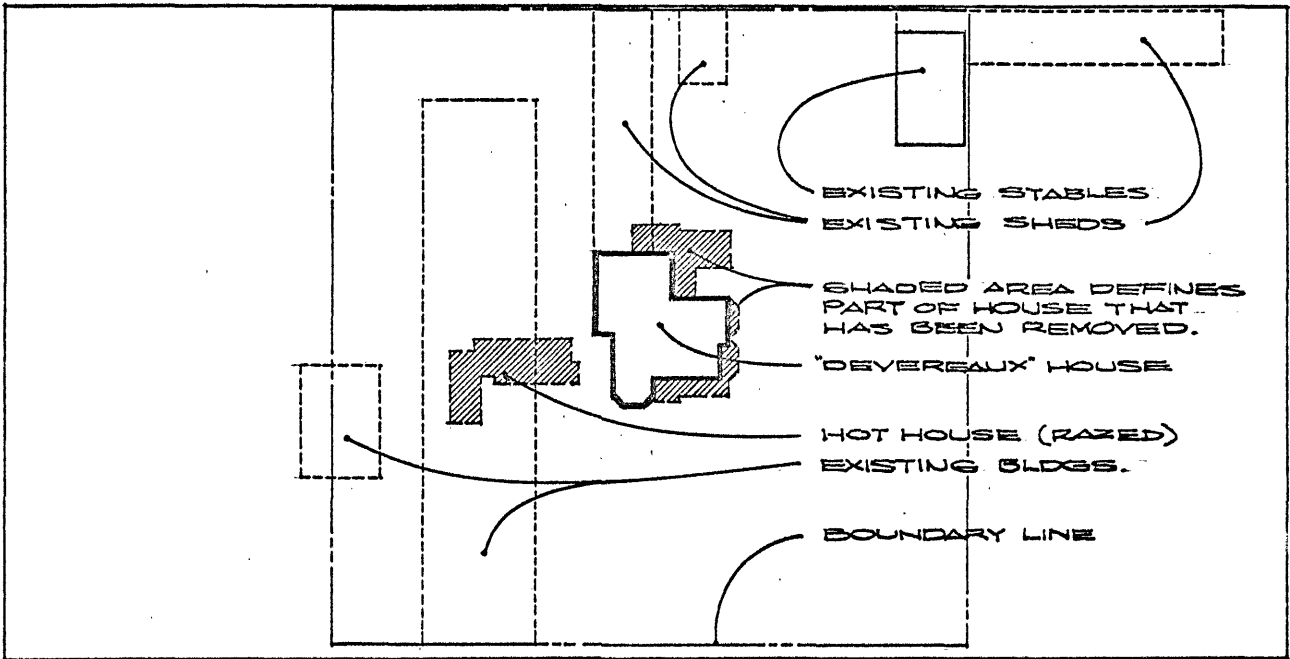
LATITUDE : 40° - 40' - 12"
 LONGITUDE : 111° - 54' - 15"

DATE : NOV 1970
 SCALE : 1/4"

NORTH TEMPLE STREET



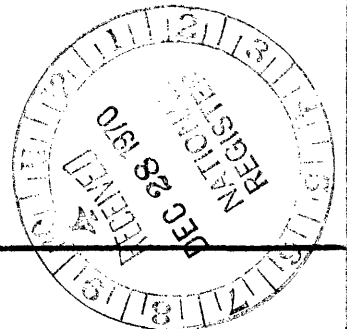
LEARNED AVE.



SOUTH TEMPLE STREET

THIRD WEST

SECOND WEST



"DEVEREAUX" HOUSE

334 WEST SOUTH TEMPLE
SALT LAKE CITY, UTAH

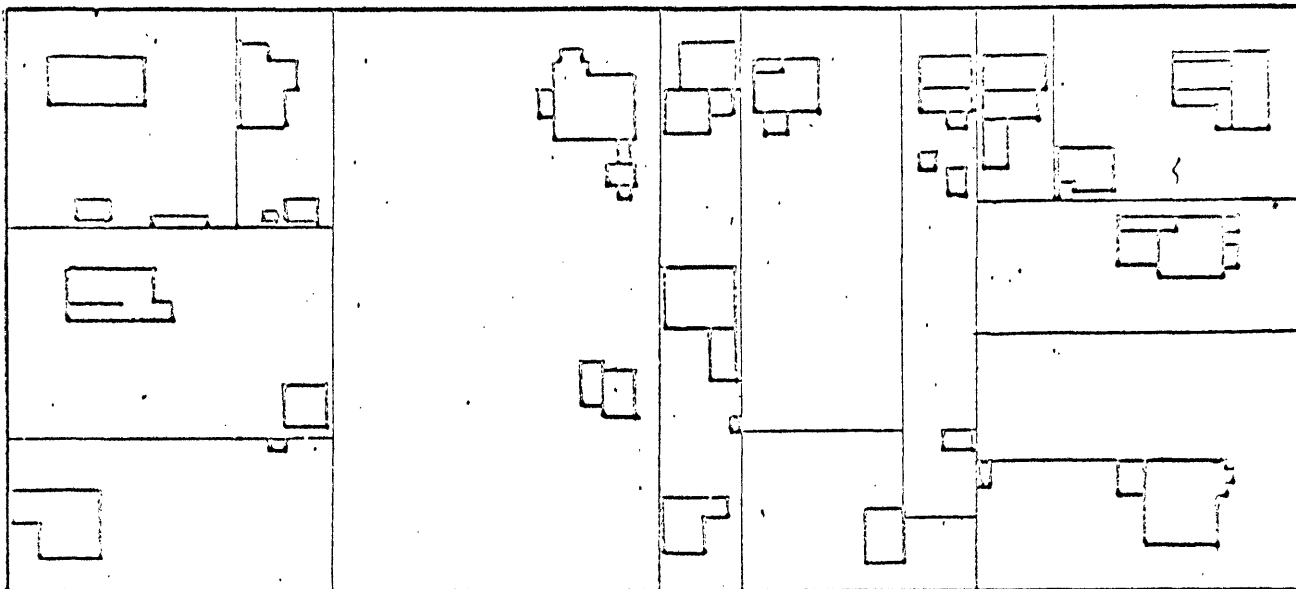
LATITUDE : 40° - 46' - 2"
LONGITUDE : 111° - 54' - 1"

DATE: NOV 1970
SCALE: 1" = 100'

CITY CREEK

FOOTBRIDGE

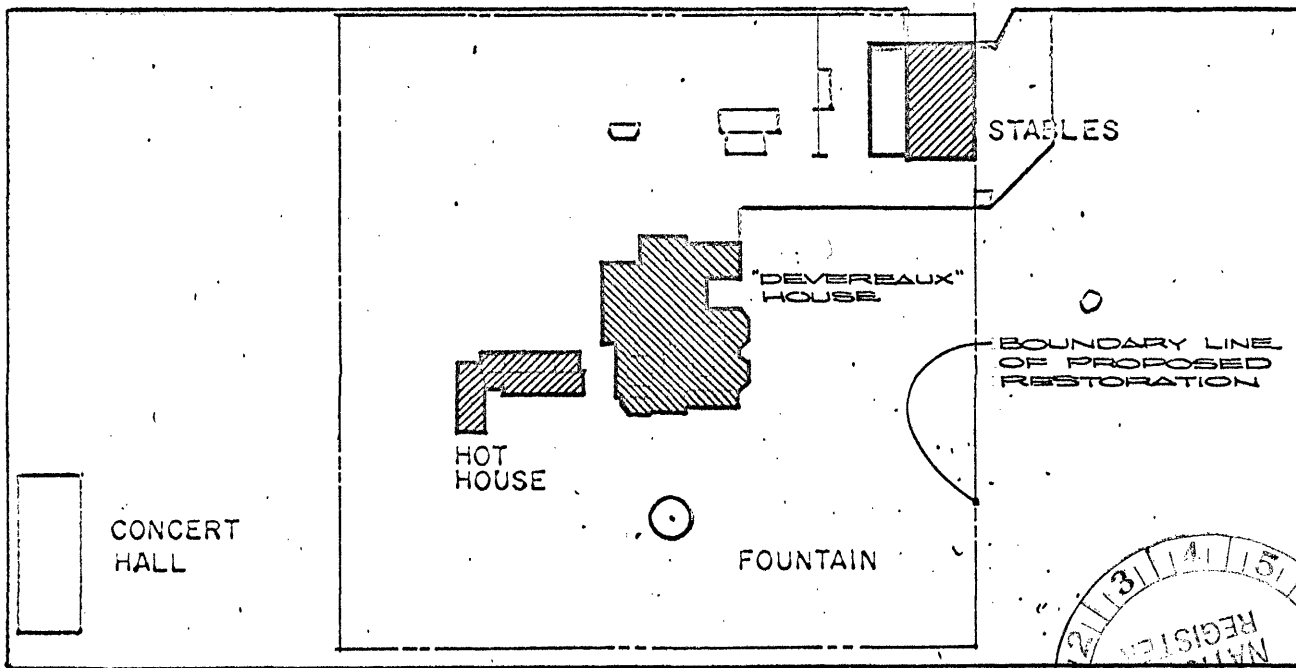
NORTH TEMPLE STREET



BLOCK # 84

PRIVATE DRIVE

SECOND WEST STREET



CONCERT HALL

HOT HOUSE

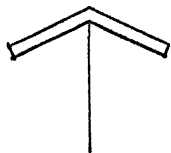
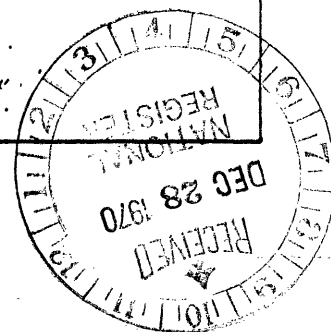
FOUNTAIN

"DEVEREAUX" HOUSE

STABLES

BOUNDARY LINE OF PROPOSED RESTORATION

SOUTH TEMPLE STREET



"DEVEREAUX" HOUSE
 334 WEST SOUTH TEMPLE
 SALT LAKE CITY, UTAH

FROM A JANUARY, 1884 SANBORN MAP

SCALE: 1" = 100'



PROPERTY OF THE NATIONAL REGISTER

HABS photo by
Kent Fairbank's

3-11-71
d.o.e.

NPS Number 71.3.49.0006

Title: "Devereaux" House

(Staines - Jennings Mansion)

cc. Salt Lake Co, Utah

Looking NW



HABS photo by
Kent Fairbank's

763.49.0006

"Dovesowl" House

Salt Lake Co, Utah

Doorway - lower floor

PROPERTY OF NAT' REGISTER



37

Devereu House

(1.)

NPS Number 3-11-71

Title: Devereaux House

PC Utah State Historical Society

Loc. Salt Lake, Utah

Front of house -

looking north as the
house appeared in c. 1880

PROPERTY OF THE NATIONAL REGISTER



PROPERTY OF
HABS ~~PROTECTIVE~~ NATIONAL REGISTER
Kent Fairbanks

APR Number 71.3.99.0006

Title "Dancehall" House

100 Salt Lake Co, UTAH

Stair way in entry hall

ATTACHMENT F: HLC Minutes – 1982

HISTORICAL LANDMARK COMMITTEE MEETING
August 18, 1982

Present were Committee members Robert Bliss, Stephanie Churchill, Stuart L. Loosli, Brad Rich and Paul W. Flandro. Absent were Bruce A. Beers, Elizabeth K. Burns, Kip Harris, Dr. Henry Whiteside, James E. Hogle, Jr., Steve Smith and Wallace A. Wright, Jr. Also present were Linda Edeiken from the Planning Staff; Albert C. Blair from Building and Housing Services. The names of those present who signed the register are on file with these minutes.

Following a field trip to view the premises of petitions before the Committee, the members reconvened in the Conference Room in Room 414 of the Planning and Zoning Office. The meeting was called to order at 3:00 p.m. by Vice-Chairman Brad Rich.

CASES

Case No. 355 by M. H. Cronberg to demolish an existing garage and construct a new garage and driveway at 240 J Street.

Ms. Edeiken showed photographs of the property and the site plan. The existing garage enters from J Street at the rear of the house with a driveway shared with the neighbor. The new driveway would have access from 5th Avenue and is proposed to be 24 feet in width.

Mrs. Cronberg was present and explained the need for the new access and the plans for landscaping. The Committee asked if the existing hardsurfacing where they now park would be replaced with landscaping. She said the shared driveway and hardsurfacing would remain.

Mr. Loosli made a motion to deny the request for the driveway based on the amount of property to be taken for hard surface paving and the problem of the remaining existing shared driveway. Mr. Bliss seconded the motion. Mr. Rich added that it has been the policy of the Committee to disapprove those with the expanse of concrete, and generally paving strips have been the solution where it was practical. Ms. Edeiken added that it has also been the policy to maintain as much landscaping as possible while providing for some off-street parking but this case is different because a new second access is proposed. Mr. Rich called for a vote on the motion which carried with all voting "aye" except Mr. Flandro who voted "no."

Case No. 357 by James and Christine Boye to construct a driveway and parking pad at 184 H Street.

Ms. Edeiken showed photographs of the house and the site plan where two concrete drive strips are proposed onto a parking pad with the possibility of a garage in the future.

Mr. and Mrs. Boye were present and explained their need for off-street parking and the configuration of the property and proposed changes. Mr. Boye

said they modified their plans to include drive strips to minimize the cement after talking with staff. They now have no off-street parking.

Mr. Bliss made a motion to approve the driveway based on the fact that in this case there is only one access and the hard surfacing is minimized by the drive strips. Mrs. Churchill seconded the motion with all voting "Aye."

Case No. 358 by State of Utah to restore the Devereaux House at 334 West South Temple, reconstruct the carriage house, and landscape the site.

Ms. Edeiken explained that there are three items of the proposal.

Mr. Burch Beall, the architect, and Mr. Dick Tholen, from the State, were present to explain the proposals for the house. Mr. Beall showed sequential photographs and sketches of the house and the site from 1857 indicating the changes and additions through the years. He said its present condition is the result of years of neglect and a fire. The 1880 era was its heyday and is the era to which they intend to restore the house. Mr. Beall explained the colorful history of the building as a place of entertainment for presidents and famous individuals from across the country by Mr. Jennings, one of the first millionaires in the State.

Mr. Tholen explained the proposed restoration plans. It would include restrooms and an elevator to the third floor with an access for the handicapped.

Mr. Beall said exterior appearance will be as close to the original as possible including the material. There was some discussion about the exterior stucco finish and the addition in the rear.

Ms. Edeiken showed the site plan including the Devereaux House, the carriage house and the landscaping with the plant materials indicated.

Mr. Rich Nordland, Project Director of the Triad Center Project, was present with Mr. Brad Wellington, the landscape architect for the Triad Center and for the 2 1/2 acre area that is owned by the State of Utah. Mr. Rich Nordland explained the overall master plan showing the Triad development and the placement of the proposed project including the parking. The total square footage is approximately 450,000 square feet in the first phase and approximately a \$47 million dollar investment. Some of the digging has been started. He explained the operation and management of the property, the pay back agreement with the City and the City's management role. He explained where the tax increment funds are to be used.

Mr. Wellington explained the proposed relocation of the carriage house. He explained the drawing showing landscaping of the sections of the park area and placement of the various fixtures. The amphitheater would serve multiple functions.

August 18, 1982

HLC
Page 3

Mr. Nordlund said the first floor of the Devereaux House would be a museum and the second and third floors would be leased out.

Mr. Wellington explained the service area and underground parking access. It is planned for 9,000 parking stalls. He also explained the lighting concept. A consultant will be selected for the lighting.

Mr. Beall explained the carriage house. It is a two story building proposed to be demolished and reconstructed with the same materials. It would be leased.

Mr. Bliss commented on the problems and incongruities with diagonal walks, the circle as an historic piece and the geometric patterning of the orchard. He expressed concern about the sun pattern and how much of the area near the carriage house would be in shade most of the afternoon.

Mr. Loosli commented that this is the first time the Historical Landmark Committee has seen this proposal and asked about the other committees involved

Mrs. Churchill said there are three partners: The State, the City and Triad. In essence all entities have to agree. The Devereaux Committee would be acting in concert with the State, and the Landmark Committee is acting in concert with the City.

Mr. Bliss moved to approve the restoration design for the Devereaux House. Mr. Loosli seconded the motion. Mr. Rich expressed his feeling that the Historical Landmark Committee should deal only with the preservation of the historic features of the house and not the details of design of the property. Mr. Bliss said it may be difficult to separate the two. It was explained that the grounds and landscaping are important in the overall preservation of the Devereaux since they help explain the period and the horticultural background of the Staines, the owner whom the house is associated with. Mr. Rich called for a vote on the motion with all voting "Aye."

Mr. Bliss made a motion to approve relocation of the carriage house (10 feet to the south and 15 feet to the west of the original location) and reconstruction using as much of the original material as possible. Mr. Blair from Building and Housing added that there will be an impact in terms of code requirements if the building is demolished. He said the Triad people need to come in and discuss their proposal with his department so they will be aware of the constraints. Mrs. Churchill seconded the motion with all voting "Aye."

Ms. Edeiken said the Devereaux Committee had four consultants on the project--an architect, an architectural historian, an historic interior designer, and an historic landscape architect.

Mr. Loosli made a motion to delay discussion on the landscape design and site plan in view of some concerns expressed until a special meeting time can be

August 18, 1982

set for further consideration and study and examination of the models. A tentative time was set for Friday, August 27. Mr. Bliss seconded the motion with all voting "Aye".

Modification of Case No. 341 by David J. Allen to construct an addition and deck in the rear of the single family house at 624 Third Avenue. Modification involves another story to the addition and window design changes.

Ms. Edeiken reviewed the previous proposal.

Mr. Allen was present and explained his proposed changes. A second story is being added. Instead of a low sloping roof submitted with his request for modification, he presented plans which would match the pitch of the roof on the house. He would use double hung wood windows.

Mrs. Churchill made a motion to approve the addition, and Mr. Loosli seconded the motion with all voting "Aye".

Case No. 326 by Mark Bradshaw to enlarge the rear of the three story building for closet space and replace the rear windows in the building at 156-162 "I" Street.

Ms. Edeiken explained this has been seen by the Committee and is back for clarification. She showed photographs of the rear of the apartment building. It was approved in May that the recesses would be filled in for closet space and the windows changed to aluminum. At that time the Committee approved the concept of the proposal. It wasn't clear whether the Committee intended to approve both the change in material and shape of the windows or just the material.

Mr. Bradshaw was present and explained the reasons for the change in the windows to a smaller, higher window with colored aluminum. The lower part of the opening would be bricked in. He talked about both the windows in the side of the rear addition and the bathroom windows.

Mr. Loosli suggested an alternative to bricking by filling the lower part of the window with insulated and opaque glass. The appearance from the exterior would remain the same yet function in the interior like he wants it to. Mr. Bliss said it would be difficult to match the brick. Mr. Bradshaw said he would explore the possibility for the building on Third Avenue.

Ms. Edeiken asked Mr. Bradshaw if the other windows in the building were weatherproofed and if there were storm windows. Mr. Bradshaw replied negatively. Ms. Edeiken said that weather proofing is usually a much more cost effective method to energy problems and should be looked into, rather than making structural changes in window sizes.

Mr. Bliss said reducing the window size would be more expensive than putting storm windows over the existing ones and suggested Mr. Bradshaw might cost out the alternatives.

ATTACHMENT G: Devereaux House: Final Report

Access the report at this link:

[www.sldocs.com/Planning/HLC/2019/Staff Reports/00916 Attachment G Devereaux House Final Report.pdf](http://www.sldocs.com/Planning/HLC/2019/Staff%20Reports/00916%20Attachment%20G%20Devereaux%20House%20Final%20Report.pdf)

ATTACHMENT H: Application Materials & Historic Structures Report

Application materials are below and the Historic Structures Report is at the following link:
[www.sldocs.com/Planning/HLC/2019/Staff Reports/00916 Attachment H HSR.pdf](http://www.sldocs.com/Planning/HLC/2019/Staff%20Reports/00916_Attachment%20H_HSR.pdf)



HP: Minor Alterations

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: <i>PNHLC2019-00916</i>	Received By: <i>CHRIS EARL</i>	Date Received: <i>9/20/2019</i>	Zoning: <i>D-4</i>
Project Name: <i>RE-ROOF</i>			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: *Reroof with Ecostar Synthetic*

Address of Subject Property: *390 West South Temple*

Name of Applicant: *Layton Roofing Company* Phone: *801 495-3939*

Address of Applicant: *14851 S HeritageCrest Way*

E-mail of Applicant: *bill @ layton-roofing.com* Cell/Fax: *801 414-4701*

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant): *LDS Church*

E-mail of Property Owner: _____ Phone: _____

➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
---	---

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: *Bill White* Date: *9-20-19*

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheet)
Written description of your proposal

2. Drawings to Scale

One paper copy (24" x 36")

A digital (PDF) copy

One 11 x 17 inch reduced copy of each of the following

a. Site Plan

Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see *Site Plan Requirements* flyer for further details)

b. Elevation Drawing

Detailed elevation, sections and profile drawings with dimensions drawn to scale of the area of change

Show section drawings of windows, doors, railings, posts, porches, etc. if proposed also show type of construction where applicable.

3. Photographs

Historic photographs of existing building/s (if available)

Current photographs of each side of the building

Close up images of details that are proposed to be altered

4. Materials

List of proposed materials

Provide samples and/or manufactures brochures were applicable

We propose to remove existing slate shingles and replace with EcoStar Synthetic shingles to match color + design of natural slate. All underlayment will be ice + water membrane + felts by EcoStar. Rake metal + decorative metal will be saved + replaced

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Sustainable Roofing



EcoStar[™]
LLC

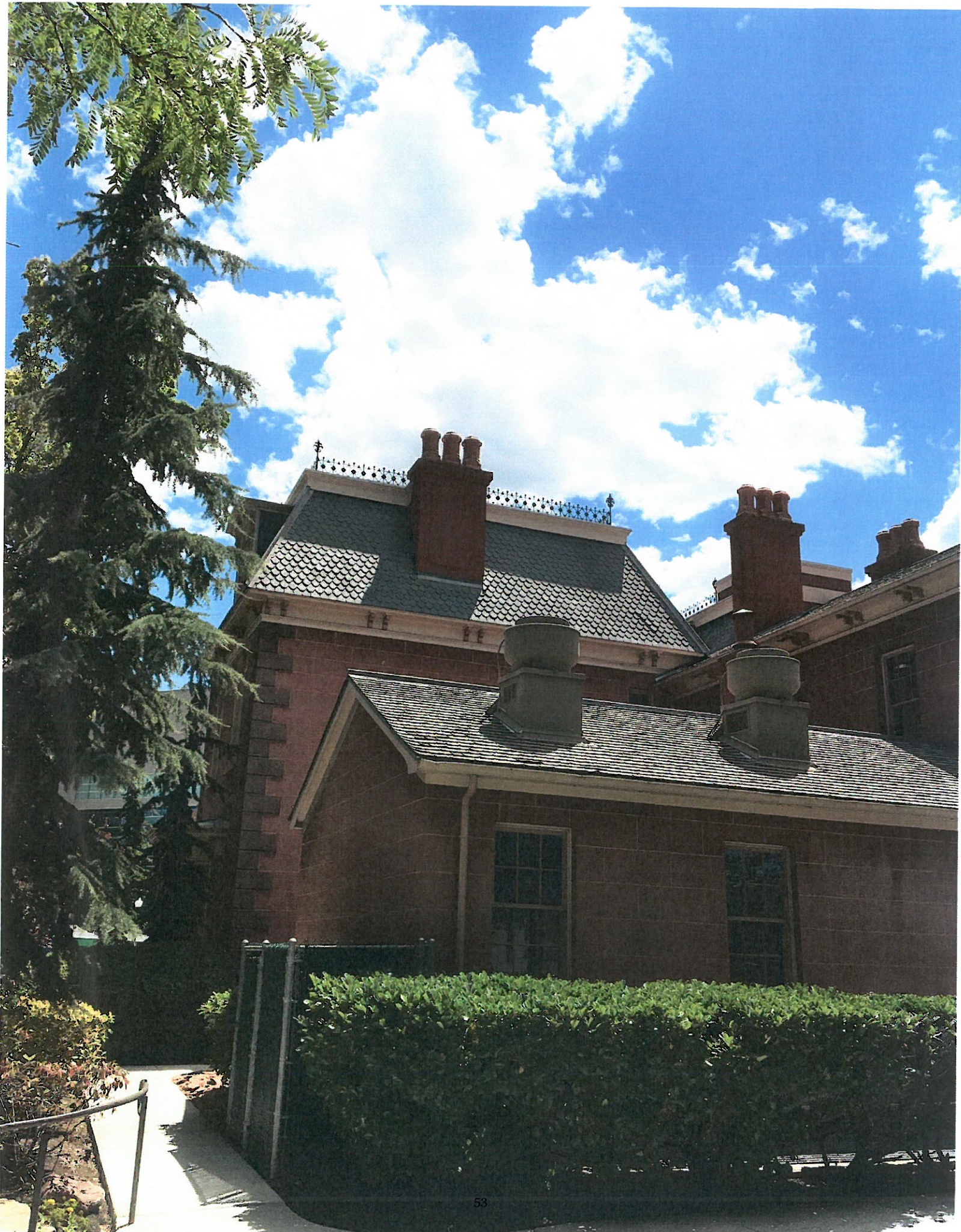


*Eco-friendly synthetic slate & shake
roofing tiles proudly made in the USA*

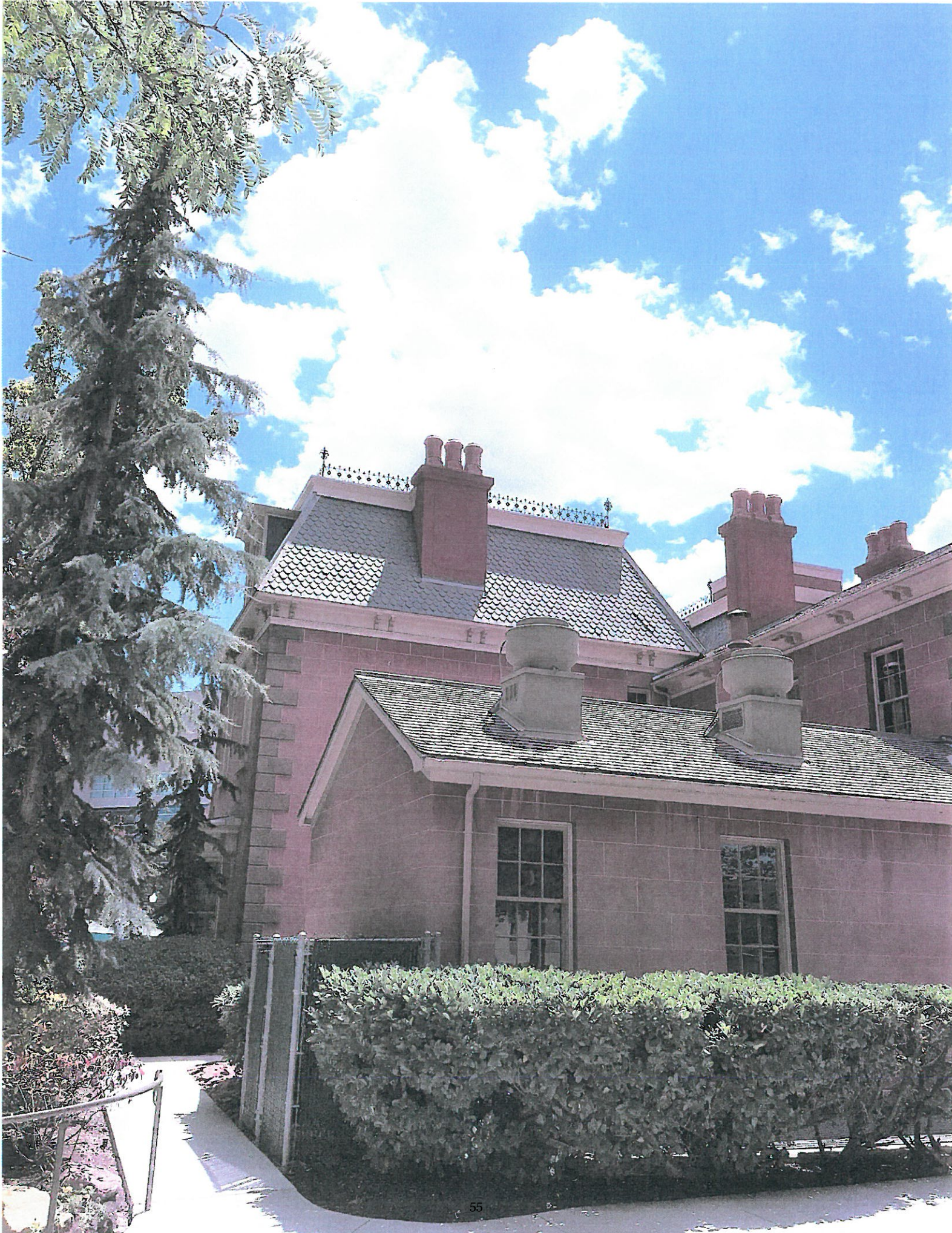
Pioneers of sustainable roofing since 1993















Untitled Map

Write a description for your map.

Legend

- 300 w @ 50 N
- 334 W S Temple
- Arena Station
- Feature 1
- Hansen Barnett & Maxwell, P.C.
- KJZZ 14

Google Earth

© 2018 Google

100 ft

Devereaux House project description

15 December 2019

Prepared by Emily Utt, Historic Sites Curator, The Church of Jesus Christ of Latter-day Saints

The Church of Jesus Christ of Latter-day Saints is seeking a certificate of appropriateness to replace the slate portion of the Devereaux House roof with an asphalt shingle roof.

The earliest portion of the house was constructed in 1857. A large addition was added to the west in 1867. The early home was removed and a new wing constructed in its place in 1877. The house was listed in the National Register of Historic Places in 1971. The State of Utah purchased the house in 1977 with the intent to restore the house to its 1877-1880 appearance. The restoration was completed in the early 1980s as part of the larger Triad Center development. The Church of Jesus Christ of Latter-day Saints has owned the property since 2005.

A historic structure report was completed in 2011 by Elwin C. Robison, PhD. Quoting from the report,

Photographic evidence shows wood shingles, and perhaps a metal shingle roof installed over the wood shingles on the steep mansard roofs. The 1898 Sanborn Fire Insurance map lists the mansard roofs as slate. However, the 1967 HABS photographs show the mansard roofs with wood shingles. It is unlikely that slates would be removed and replaced with wood. It is possible that a street observer updating the fire insurance maps in 1898 might have mistaken tin shingles for slates. What is known is that wood shingles were on the roof for most of its existence. Wood shingles would be a better choice from a historical accuracy standpoint. Photographs show the original wood shingles to have plain butts – not the octagonal butts used during the 1980s restoration.

The State of Utah opted for a slate roof when restoring the building in the early 1980s. That decision relied heavily on the 1898 Sanborn map. The slate selected was of poor quality and poorly installed. Numerous slates have completely failed and fallen from the roof and portions of the roof are leaking. The church is requesting to use an asphalt shingle that more closely replicates the look of wood shake. While a change from its current appearance, the proposed material more closely replicates the historic appearance of the building while providing the safety and long-term maintenance of an asphalt roof. The church is wary of installing another slate roof because of the maintenance challenges and cost of the current roof.

The church encourages approval of the certificate of appropriateness to replace the Devereaux House roof with an asphalt shingle. Doing so will follow the recommendations of the historic structure report, be more historically appropriate, and improve the appearance of this city landmark.

Attachments:

1880 photograph

Proposed roofing materials



Landmark® PRO
CertainTeed
Max Def Driftwood

CertainTeed
SAINT-GOBAIN



61



Ex. Mayor Jennings Res

Javoronok, Sara

From: Emily Utt <UttE@ChurchofJesusChrist.org>
Sent: Monday, December 23, 2019 4:25 PM
To: Javoronok, Sara
Cc: Judd Ellis Pinegar; Paul T. Mathews
Subject: RE: (EXTERNAL) Devereaux House submittal

Follow Up Flag: Follow up
Flag Status: Flagged

Sara,
Please add the below paragraph to our proposal. I could get you some photos showing deterioration of the existing roof if that would be helpful. Someone from our group will be at the Landmarks Commission meeting to speak as the owners rep. It is on the 16th, correct? I haven't been to a meeting in a couple years so thanks for the reminders. I will be pretty swamped with the closure of the Salt Lake Temple in the next couple weeks. Someone from the team could meet you at the site if that would be helpful. Thanks and Merry Christmas!

Emily

The Devereaux House roof was completely replaced in the 1980s. The roof replacement matched the original in shape, depth of eaves, pitch, and overall design. It did not match the original in material. Although the slate roof is existing, it is not historic or original. Findings from the historic structure report indicate that the roof was originally wood and has been wood for most of its life. Salt Lake City Design Guidelines focus on “historic” or “original” roof repairs. Matching the existing roof is not a requirement in zoning ordinance 21.34.020.G or the residential design guidelines. The guidelines state that “Where replacement is necessary, such as when the historic roofing material fails to properly drain or is deteriorated beyond use, one should use a material that is similar to the original in style and texture.” The existing slate roof has deteriorated to the point of needing complete replacement. Replacing with a slate roof would not be a “material that is similar to the original in style or texture.” A slate roof is about as far from the original roofing materials as possible. The Residential Design Guidelines also state “wood and asphalt shingles are appropriate replacement materials for most roofs.” The proposed asphalt roofing material better approximates the original in style and texture and allows for easier maintenance in the future. An asphalt roof at the Devereaux House follows the design guidelines to use a similar material in style, texture, and appearance to the historic roof. The proposed asphalt roof also avoids conjectural materials as noted in 7.7 of the residential design guidelines. While some historic photos from the start of the 20th century indicate a slate-looking roof was installed, a tin roof over wood shake is also likely. Findings as shared in the historic structure report clearly indicate that the Devereaux House had a wood shake roof in its historic period of significance. Installing a new slate roof based on photographs several decades after building completion would be a conjectural material. Removing the non-historic slate roof for replacement with a historically compatible asphalt shingle roof is in keeping with the Salt Lake City Residential Design Guidelines and zoning ordinance 21.34.020.G.

From: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Sent: Wednesday, December 18, 2019 4:10 PM
To: Emily Utt <UttE@ChurchofJesusChrist.org>
Subject: RE: (EXTERNAL) Devereaux House submittal

Emily,

Thanks for the additional information. Since this is going to the Commission, could you also please respond to the city's adopted design standards in Section [21A.34.020.G](#) of the Zoning Ordinance and the [Residential Design Guidelines](#) for roofs? Specifically, respond to the applicable standards in 21.34.020.G and [Chapter 7: Roofs](#), Guideline 7.3. I realize the holidays are coming up and can be flexible with when you can get this to me, but my preference is to have it in the next week, and it may be helpful with what I reference when I draft my staff report.

I recommend having an owner's rep at the Commission meeting. I'm not sure if you've been to a Historic Landmark Commission meeting, but you can watch them on [SLC Live Meetings](#) and the [agendas](#) are also on the city's web page. Typically, staff will give a brief PowerPoint summary of the staff report, then the applicant has up to 10 minutes to present their proposal. Following that, the Commission may ask questions of the staff and applicant. Then, the public hearing will be opened and any members of the public may speak for up to two minutes or provide written testimony – as part of the public hearing process we notify property owners and residents within 300 feet of the property. The Commission then closes the public hearing and discusses the item. Sometimes a decision is made that evening, but they may also table an item for additional research or questions that can't be answered that evening. The meetings are held at 5:30 p.m. in Room 326 of the City and County Building.

Based on my review so far, I don't think the proposal meets the standards and guidelines and will recommend denial. The decision will be up to the Commission, and they do not always follow the staff recommendation, but I wanted to make you aware of this.

I don't think I have a phone number for you. If you think it would be helpful, please call or we can set up a time to meet and discuss the proposal and process. If you think it would be useful, we could meet on site.

Please let me know if you have any questions or concerns.

Thanks.

Sara

SARA JAVORONOK, AICP
Senior Planner

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

sara.javoronok@slcgov.com
TEL 801-535-7625

<https://www.slc.gov>
<https://www.slc.gov/planning/>

From: Emily Utt [<mailto:UttE@ChurchofJesusChrist.org>]
Sent: Sunday, December 15, 2019 6:09 PM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Cc: Judd Ellis Pinegar <jpinegar@ChurchofJesusChrist.org>; Paul T. Mathews <mathewspt@ChurchofJesusChrist.org>
Subject: (EXTERNAL) Devereaux House submittal

Sara,

Attached is the project description and images for the church's proposal to replace the slate roof at the Devereaux House. Please let me know if you need anything else from me. And if you want an owner's rep at the meeting.

Emily

From: [Judd Ellis Pinegar](#)
To: [Javoronok, Sara](#)
Cc: "[Bill Whitaker](#)"; [Russell Thompson](#); [Greg Ellingson](#)
Subject: RE: PLNHLC2019-00916 - 340 W South Temple
Date: Wednesday, October 2, 2019 10:11:13 AM

Ms. Javoronok,

My name is Judd Pinegar. I am an architect for the Headquarters Facilities Department of the Church of Jesus Christ of Latter-day Saints. We are the Owner of the Devereaux Mansion, and are responsible for the reroofing project proposed for that facility. As such, we have requested that the existing slate roofing material be replaced with a synthetic shingle (the proposed Eco Star shingle). The existing slate roofing, which should be a 100-year material, has lasted far less than that. It has been up since the late 1980's, but has deteriorated significantly in that time. The plywood underlayment is inadequate in thickness to support the slate, and previous repairs have proved to be unable to halt or slow the deterioration. At this point, both esthetics and safety have dictated that we perform this replacement. However, to replace the existing slate with new slate, and ensure a safe, weather-tight new roof, would also require replacement of all plywood underlayment with more substantial underlayment, thereby greatly increasing the replacement cost. The proposed Eco Star synthetic shingle is, in our opinion, an acceptable alternate to the existing slate.

The existing slate was installed in the 1980s restoration of the Mansion. However, the Historic Structures Report prepared by Elwin C. Robison of Kent, Ohio in June of 2011, states the following:

“Given the weathering of the existing slates and the inadequate thickness of the plywood underlayment it is anticipated that yearly maintenance costs of the slate roof will increase. Photographic evidence shows wood shingles, and perhaps a metal shingle roof installed over the wood shingles on the steep mansard roofs. The 1898 Sanborn Fire Insurance map lists the mansard roofs as slate. However, the 1967 HABS [Historic American Building Survey] photographs show the mansard roofs with wood shingles. It is unlikely that slates would be removed and replaced with wood. It is possible that a street observer updating the fire insurance maps in 1898 might have mistaken tin shingles for slates. What is known is that wood shingles were on the roof for most of its existence.”

The slate is not the historical material of the mansard roof. We request that it be replaced with the Eco Star synthetic slate material.

Thank you,

J U D D P I N E G A R

ARCHITECT/DESIGN MANAGER

Headquarters Facilities Department

The Church of Jesus Christ of Latter-day Saints

50 East North Temple Street

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From: Javoronok, Sara <Sara.Javoronok@slcgov.com>

Sent: Tuesday, October 01, 2019 10:34 AM
To: bill@layton-roofing.com
Subject: PLNHLC2019-00916 - 340 W South Temple

Bill,

I am in receipt of the application submitted for the reroof of the Devereaux Mansion at 340 W South Temple with Ecostar synthetic roofing. There is no contact information for the owner of the property and since this is a prominent historic site I would like authorization from the owner regarding the application.

Additionally, the existing roof is slate and is a highly visible and character defining feature of the building. Replacing it with a synthetic material does not meet the city's adopted design standards in Section [21A.34.020.G](#) of the Zoning Ordinance or the [Residential Design Guidelines](#) for roofs. Any existing slate that is damaged should be repaired or replaced as necessary with matching slate ([Chapter 7: Roofs](#), Guideline 7.3).

Please let me know if you have questions or issues. We would be happy to work with you to determine what repairs are necessary and possible approaches to address any issues.

Thanks.

Sara

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ATTACHMENT I: Analysis of Standards for Minor Alterations in a Historic District

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Alteration of a 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, or the Planning Director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the City.

Standard	Analysis	Finding
<p>1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;</p>	<p>The structure was constructed as a residence, but has not been occupied as such for many years. The 1980s restoration envisioned an adaptive use of the site, which is consistent with its current use for events and other meetings.</p>	<p>Not applicable</p>
<p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p>	<p>The proposal is to replace the slate with asphalt shingles. The slate on the mansard roof is a highly visible and character defining feature. The slate was installed with the restoration of the Devereaux House in the early 1980s and has deteriorated. It may be possible to repair some areas and replace others with new slate. This is preferable to replacing the entire roof with a different material.</p>	<p>Does not comply</p>
<p>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;</p>	<p>Photographs and Sanborn maps, particularly the 1898 Sanborn map, provide evidence that the roof was previously slate and the slate is consistent with the 1980s restoration to its c. 1880 appearance.</p>	<p>Does not comply</p>
<p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p>	<p>The proposed work does not involve such alterations.</p>	<p>Not applicable</p>

<p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p>	<p>The slate roof, while dating from the 1980s, is consistent with the photographic and other evidence of the structure's appearance c. 1880.</p>	<p>Does not comply</p>
<p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>	<p>The proposal to remove the slate roof and replace it with an asphalt shingle roof is not consistent with this standard. The existing roofing material has areas of significant deterioration. Photographs and the Sanborn maps indicate that the current roofing material is consistent with the c. 1880 appearance and should be repaired rather than replaced with a new material. As indicated in correspondence with the applicant, this may also include replacement of the underlayment and sheathing.</p>	<p>Does not comply</p>
<p>7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;</p>	<p>The proposed work does not involve such alterations.</p>	<p>Not applicable</p>
<p>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;</p>	<p>The proposed work does not involve such alterations.</p>	<p>Not applicable</p>

<p>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;</p>	<p>The proposed work does not involve such alterations.</p>	<p>Not applicable</p>
<p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>The proposed work does not involve such alterations.</p>	<p>Not applicable</p>
<p>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.</p>	<p>The project does not involve changes to or any new signage.</p>	<p>Not applicable</p>

ATTACHMENT J: Applicable Design Guidelines

A Preservation Handbook for Historic Residential Properties and District in Salt Lake City provides guidance and advice on ways to meet the design standards in the zoning ordinance, and Part II, Chapter 7: Roofs includes the relevant historic guidelines for this application and are identified below for the Commissions' reference:

[A Preservation Handbook for Historic Residential Properties and District in Salt Lake City, Chapter 7: Roofs](#)

Roof Materials

When repairing or altering a historic roof, one should avoid removing historic roofing materials that are in good condition. Where replacement is necessary, such as when the historic roofing material fails to properly drain or is deteriorated beyond use, one should use a material that is similar to the original in style and texture. The overall pattern of the roofing material also determines whether or not certain materials are appropriate. For instance, cedar and asphalt shingles have a uniform texture, while standing seam metal roofs create a vertical pattern.

The color of the repaired roof section should also be similar to the historic roof material. Wood and asphalt shingles are appropriate replacement materials for most roofs. **A specialty roofing material, such as tile or slate, should be replaced with a matching material whenever feasible.** (*emphasis added*)

Unless the existence of a historic metal roof can be demonstrated, either by existing material or through historic documentation such as photographs, the use of metal shingle or standing seam roofs on contributing structures should be avoided because of their texture, profiles and reflectivity.

7.3 Preserve original roof materials wherever feasible.

- Removing historic roofing material that is in good condition should be avoided.
- Where replacement is necessary, use materials that are similar to the original in both style and physical qualities wherever possible.
- Use a color that is similar to that seen historically.
- Specialty materials such as tile or slate should be replaced with matching material whenever feasible: replacement of a few individual units may be all that is required with these durable materials.

ATTACHMENT K: Public Process and Comments

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

Public Hearing Notice:

Notice of the public hearing for this project includes:

- Public hearing notice mailed on January 24, 2020.
- Public hearing notice posted on City and State websites on January 24, 2020.
- Sign posted on the property on January 27, 2020.

Public Comments:

As of January 29, 2020, no public comment has been received. Any comments received after the publication of this staff report will be forwarded to the Commission.