



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Kelsey Lindquist (801) 535-7930
Date: March 5, 2020
Re: Work Session Item - PLNHLC2019-01151 & PLNHLC2019-01088

Saxton Addition – Major Alteration & Special Exceptions

PROPERTY ADDRESS: 732 E. 200 S. (Rear Parcel)
PARCEL ID: 16-05-157-009-0000
MASTER PLAN: Central Community Master Plan (2005)
ZONING DISTRICT: RMF-45 (Moderate/High Density Multi-family Residential)

Action Requested

The property owners of 732 E. 200 S. are requesting a Major Alteration and Special Exception to construct a new second story addition to a contributing structure on the Freeze Mansion Landmark Site. The subject property is a contributing structure to the landmark designation. The proposed addition is approximately 1,000 square feet in size and 25'- 29' in height. The property is located within the RMF-45 (Moderate/High Density Multi-Family Residential) zoning district.

The applicant requested that the HLC hold a work session to discuss the application materials, and provide initial input, feedback and direction so that they can finalize their proposal and bring it back to the HLC for a decision.

Background Information

The applicant has submitted a narrative for consideration that outlines the request. A site plan, elevations and massing elevations have been submitted for review.

The following are the applications that have been submitted for HLC decision:

- a. Major Alteration – the proposed addition is considered a major alteration and requires approval from the HLC. Case number PLNHLC2019-01088
- b. Special Exceptions:
 - i. The applicant requests a reduction of the required interior side yard setbacks of 10' on both the east and the west. The proposed setbacks are 6'9" on the east and 7' on the west.
 - ii. The applicant requests a reduction to the required rear yard of 18'9" to 2'.
 - iii. The applicant requests a reduction of 8" for the required setback of 4' for an accessory structure from the principal structure.

Location

The subject property is located behind the Freeze House at 734 E. 200 S. The subject property located at 732 E. 200 S. was previously part of the larger parcel with the address of 734 E. 200 S. The properties are surrounded by surface parking lots associated with multi-family residential uses to the west, south and east. The primary elevation of the structure faces the rear elevation of the structure located at 734 E. 200 S. The subject parcel, 732 E. 200 S., is approximately 3,093 square feet in size.



Aerial Image

Public Way Visibility

Even though the subject property does not front on a public street, it does remain visible from the public way. The cottage is visible from 200 South on the east side of the main mansion located at 734 E. 200 S.



Photo from 200 S.

Landmark Information

The Freeze House Landmark Designation

The Freeze House was designated as a Cultural Resource in 1997, full nomination is attached. The designation included both the front (main mansion) and the rear cottage, as representative of turn of the century living situations. The main house, constructed in 1892, is a two-story high Victorian style mansion. The property was elevated to Landmark status, due to quality craftsmanship and architecture, as well as the association with the Church of Jesus Christ history.



Freeze Mansion

Cottage Structure

The subject property is a 1.5 story Victorian cottage, constructed circa 1915. As described in the provided landmark nomination, this structure provided a single-family residential use. The cottage is included in the nomination for its contribution to:

“This 1892 house, situated on the original one acre and accompanied by an associated historic cottage (1915), provide an excellent example of a type of dwelling commonly built in Salt Lake during the turn-of-the-century period of rapid expansion and urbanization (1890-1930).”



North Elevation of 732 E. 200 S.

The primary material is horizontal lap siding. There are two symmetrically located leaded picture windows on the front elevation and a small hipped dormer above the front porch gable. The principal structure is approximately 46’ in length and 22’ in width. Through the years, minor changes have

occurred to the structure. However, the structure has retained its original form, materials, and character defining features and remains contributing to the landmark designation of the broader site located at 734 E. 200 S.



East Elevation



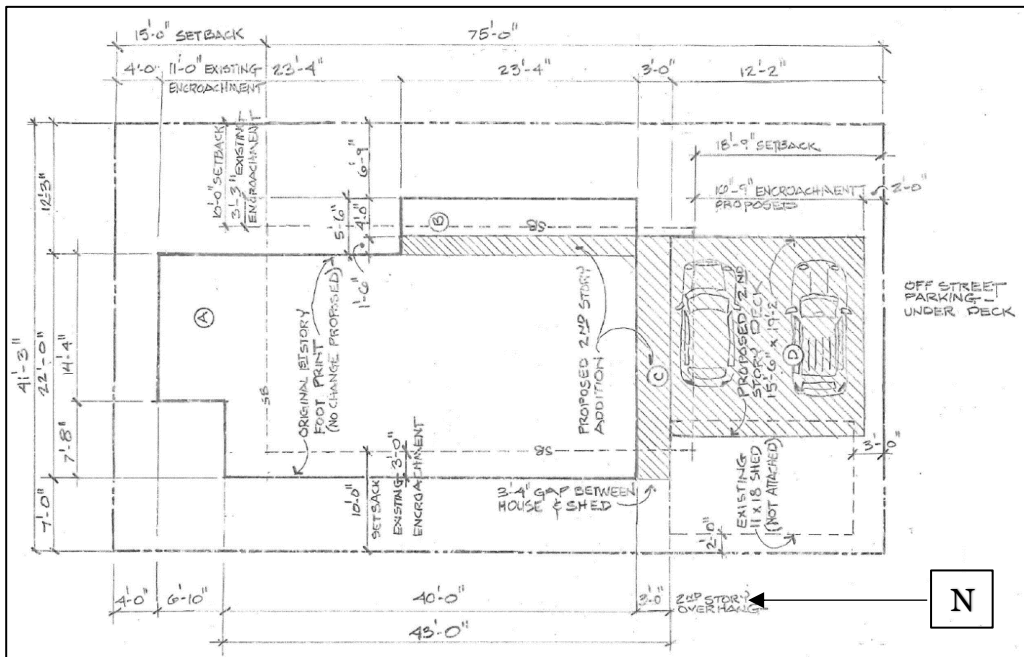
South and East Elevation

During the review of the application as a Cultural Resource Designation in 1997, Planning Staff's review for standard b: *Physical integrity of terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places*. Staff provided the following analysis in support of the nomination for the entire site:

Feeling: Bulletin 15 states “Feeling is a property’s expression of the aesthetic or historic sense of particular period of time. It results from the presence of physical features that, taken together, convey the property’s historic character.” The fact that the architectural details, massing, materials, and fenestration, and the interior features are intact in this structure who were aware of architectural styles that were used nationally. Although the immediate environment has been altered, the mature landscaping and the fact that the house is situated on a large lot that accommodates an early twentieth-century bungalow and outbuilding mitigates the modified surroundings.

PROPOSED PROJECT

The existing structure is located within the required interior side yard setbacks for detached single-family structures located within the RMF-45 (Moderate/High Density Multi-Family Residential) zoning district. The applicant is requesting to create a new encroachment into the required rear yard setback. The subject property needs several special exceptions approved by the Historic Landmark Commission to construct the proposed addition within the required setbacks.

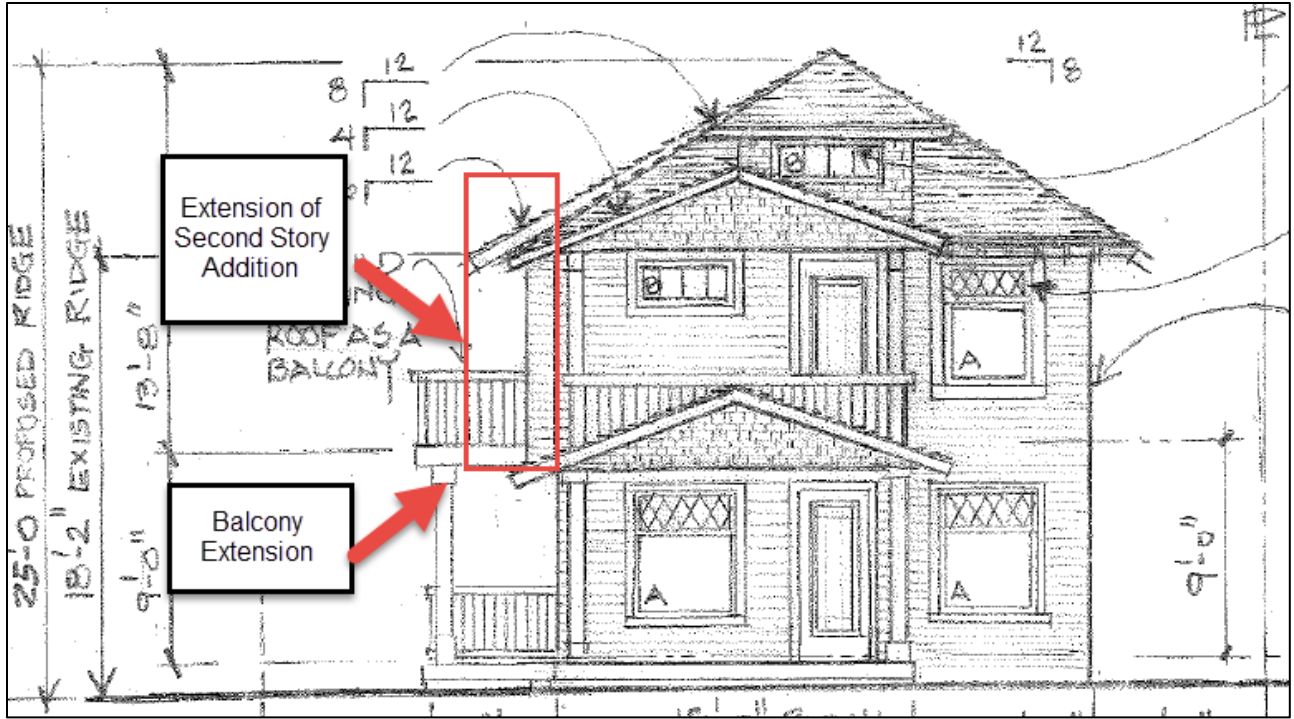


Exiting Site Plan with Noted Addition

North Elevation

The existing structure is approximately 18’2” in height and the addition extends to 25’ on this elevation. The addition is an extension of the first story cottage walls in order to create a second story. The second story on the primary elevation repeats the historic gable over the porch to create a second story balcony. Essentially, the first level is repeated to create a second story. The door to the second story balcony is centrally located to be in line with the main entrance on the first level. The second story balcony is located within the historic gabled porch feature. Additionally, the hipped dormer is reconstructed to create a 2.5 story structure. This elevation contains two roof types and three varying roof pitches.

The red highlighted areas of the north elevation illustrates the extension of the second story addition and second story balcony on the eastern elevation.



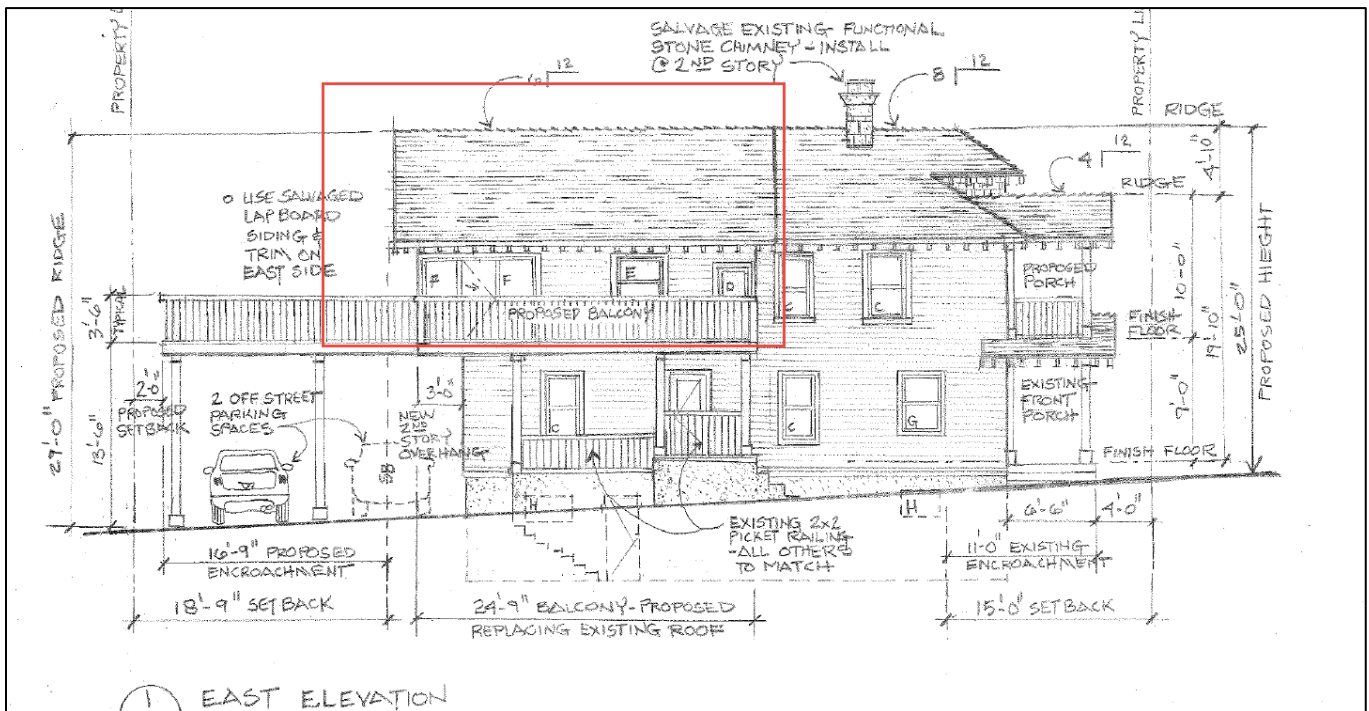
North Elevation



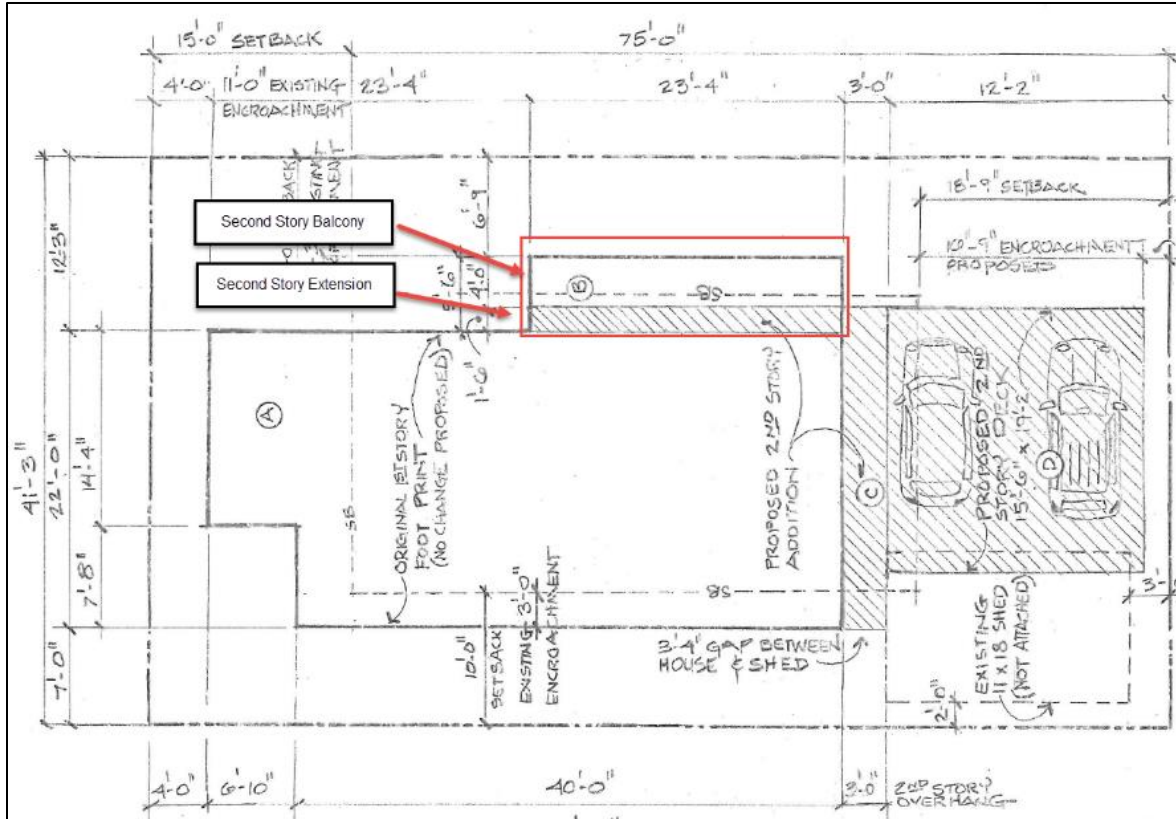
North Elevation

The east elevation of the proposed addition gradually increases the height along the grade to the south from 25'- 29" in height. This elevation encroaches 3'3" into the required interior side yard. The front northern portion of the eastern elevation is an extension of the existing wall planes. Near the center line of the eastern elevation, indicated in the illustration, the second story extends beyond the existing wall plane of the structure.

Currently, the structure contains a small secondary entrance with a shed roof extension over the entrance. The applicant is requesting to modify this shed roof to a flat roof with a membrane covering. It has been identified as a second story balcony. The second story balcony extends beyond the wall plane of the east elevation and continues to the south. The east elevation of the proposed addition has a significant amount of fenestration, similar to the first story.



East Elevation

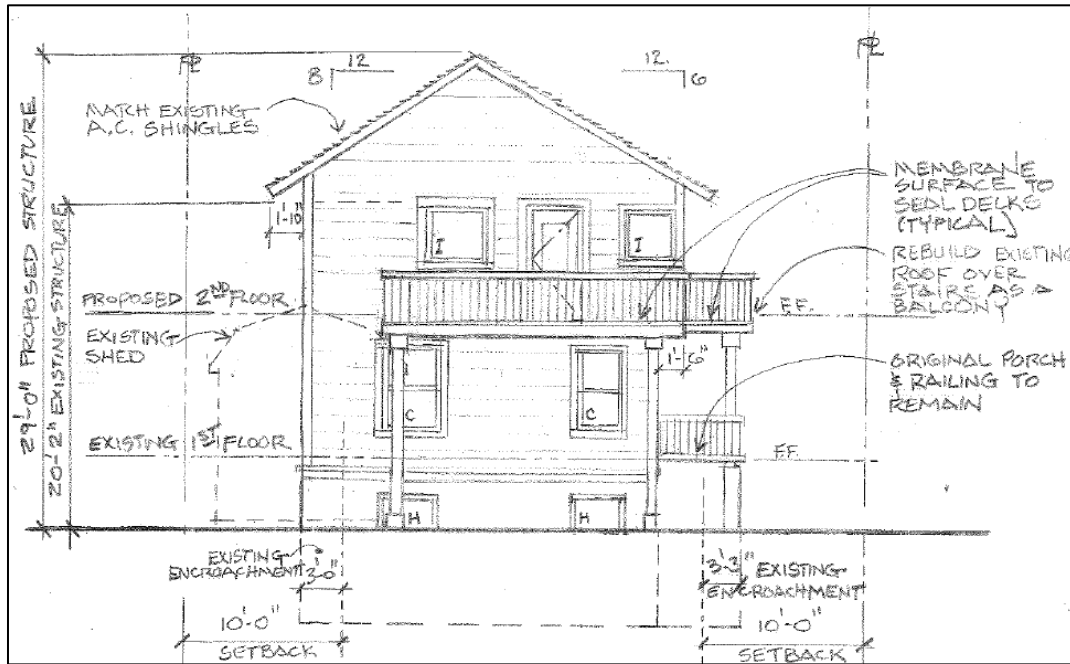


Site Plan

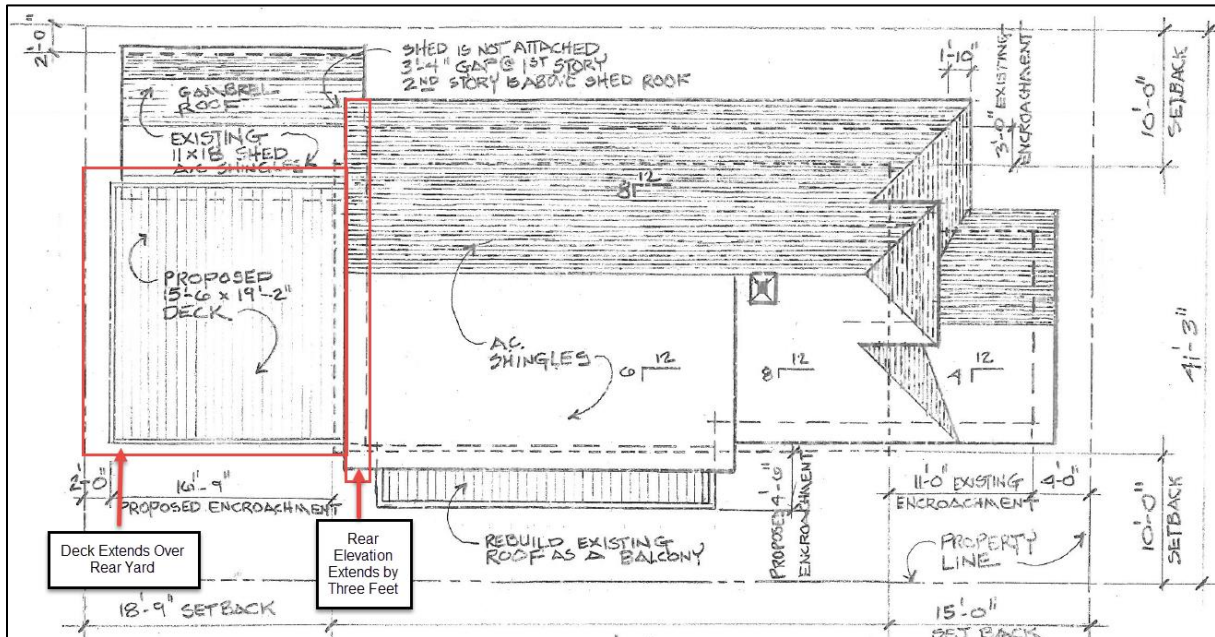


Photo of the East Elevation

This elevation extends beyond the established building footprint of the existing structure. The applicant is proposing to extend the building footprint 3' into the rear yard. On the proposed extension, the applicant is requesting to construct a second story balcony that extends 16'9" into the required rear yard setback. The second story balcony creates a covered car port in the rear for off street parking. This elevation is less detailed than the west, east and north elevations, due to its location at the rear of the property.



South Elevation



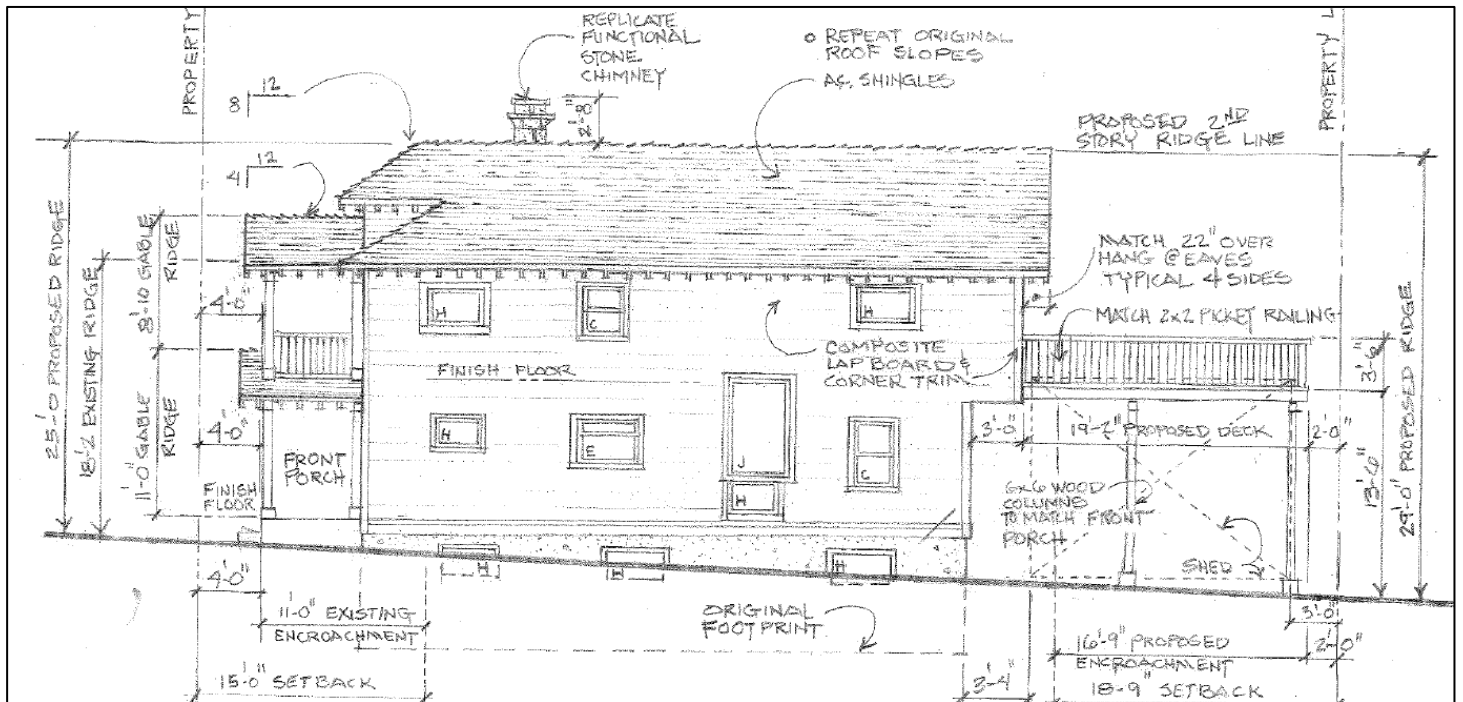
Site Plan of Proposed Addition



Photo of East and South Elevations

West Elevation

The west elevation extends vertically in line with the existing wall plane. This elevation has an existing encroachment of 3' within the required interior side yard setback. Again, the height varies from 25' to 29' feet. The second story balcony extends beyond the wall plane of the west elevation and continues to the south and well into the required rear yard. The west elevation of the proposed addition has a significant amount of fenestration, similar to the first story.



West Elevation



Photo of West Elevation

Materials

The applicant is proposing the following materials for the addition:

Siding:

- Removing the lap siding on the western and southern elevations and repurposing the siding on the second story of the north and east elevations
- The siding on the west and south elevations will be replaced with composite siding in 5.84 inch width
- Smooth composite shake shingles for the gable on the second story

Windows:

- All original windows will remain on the first level and will be rehabbed where needed
- The second story of the north elevation will have wood windows with true divided lite panes
- The leaded window on the first floor of the north elevation will be repeated for one opening on the second story of the north elevation
- Windows on the second story of the east, west and south will be double paned vinyl windows
- The window schedule outlines the style from fixed to single-hung
- All windows will be flush with the wall plane

Doors:

- Fiber glass full lite door for the second story balcony entrances on the north and east elevations

Columns:

- Wood square columns for the eastern and southern deck extensions

Balcony Decking:

- North elevation second story balcony will be wood
- All other elevation will have white TPO membrane

Railing:

- Wood railing to match exiting railing on the eastern elevation

Roofing:

- Roofing material will be architectural asphalt shingles
- Exposed roof rafters to match the existing

Certificate of Appropriateness Review

The proposal is evaluated in the context of the design standards and guidelines in Attachment D to this memorandum. The following issues or considerations are identified. Commissioners should consider this proposal in the light of the issues identified and other points raised by the Commission to inform future review, revisions and/or decision. Staff makes no recommendation at this stage.

Key Considerations & Issues

An initial review of the proposals against the design standards as informed by the Residential Design Guidelines identified the following 3 issues.

Issue 1. Landmark Status

The Salt Lake City Zoning Ordinance, *Purpose of the Historic Preservation Overlay District*, provides the following definition for Landmark Site:

Any site included on the Salt Lake City Register of Cultural Resources that meets the criteria outlined in subsection C15 of this section. Such sites are of exceptional importance to the City, State, region or Nation and impart high artistic, historic or cultural values. A landmark site clearly conveys a sense of time and place and enables the public to interpret the historic character of the site.

The site was nominated as a Landmark Site and included on the Salt Lake City Register of Cultural Resources in 1998. As discussed above, the site includes the main mansion that fronts 200 South and the subject property of a 1.5 story Victorian cottage. A focal point of the nomination was on the configuration of the two structures that remained primarily intact as an example of a turn of the century living arrangement.

The proposed second story pop-up addition will alter the original character defining features of the small Victorian structure. The addition will eliminate the original characteristics of a Victorian cottage and transform the structure to more closely resemble a four square style structure. Due to the extensive and irreversible nature of the proposed addition, the proposal will render the structure noncontributing to the landmark site. Altering a contributing structure to a Landmark Site impacts the contributory status of the entire site. The history and relationship of the two structures on the landmark site are directly correlated, thus any alteration to the rear or the front structure alters the status of the entire site.

Alterations that are made to a contributing structure should always take the character defining features into consideration. Alterations to contributing structures are reviewed against the adopted standards 21A.34.020.G, which ensure that character defining features and contributing structures remain intact. Staff considers that the proposed addition to be in direct conflict with the adopted standards of review and would thus render the structure noncontributing.

Issue 2. Materials

The primary cladding material will be removed from the west and south elevation to be repurposed on the north and the east. The west and south will be re-clad in a wood composite material with a thin reveal. Repurposing the original material on a non-historic second story addition conflicts with several standards of review.

Additionally, the repetitive window styles and gables on the second story of the north elevation create a false sense of history for the addition. Due to the nature of the second story pop-up addition it is difficult to evaluate the proposed materials and whether they are compatible with the existing structure. The proposed addition is incompatible and inappropriate, thus the materials for the addition are incompatible.

Issue 3. Special Exceptions

The requested special exceptions are only applicable for properties located within the H Historic Preservation Overlay District, 21A.34.020. The subject property is eligible for the special exception requests due to the landmark status. The proposed addition requires special exception approval for reduction for the required interior and rear yard setbacks. The required interior side yard setbacks in the RMF-45 (Moderate/High Density Residential) zoning district are 10 feet on both sides. The structure is currently setback 6'9" on the eastern side yard and 7' on the western side yard. The applicant is proposing to keep the existing side yard encroachments the same on the western elevation of the proposed addition. However, the applicant is requesting additional encroachment on the eastern elevation. The addition will extend beyond the first level eastern wall plane by 1'6". Additionally, the second story balcony extends an additional 4' from the second story wall plane. The applicant proposes that the encroachment will not increase on the eastern elevation; however, the cantilevered second story and second story balcony will have a visual impact compared to the existing small covered porch over the secondary entrance.

The applicant is also requesting a special exception to reduce the required 18'9" rear yard to 2'. This is to accommodate a second story balcony that creates a carport on the ground floor.

In addition to the reduction of the interior and rear yard setbacks, the applicant is also seeking an exception for the accessory structure separation requirements. Detached accessory structures are required to maintain a 4' separation from the principal structure, 10' separation from any abutting principal structure and 1' from property lines. The existing shed will remain and become noncomplying to the required setbacks for accessory structures. The shed will be approximately 3'4" from the principal structure.

ATTACHMENTS:

- A.** Designation Information Photographs
- B.** Application Materials
- C.** Photographs
- D.** Design Standards & Guidelines
- E.** Special Exception Standards

ATTACHMENT A: Designation Information

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page #

(name), (city), (county) County, UT

Photo No. 1 *

1. (name)
2. (city), (county) County, Utah
3. Photographer:
4. Date:
5. Negative on file at Utah SHPO.
6. xxx elevation of building. Camera facing zzz.

- #1 North, porch and front
- #2 North west, front
- #3 North, front
- #4 North, front east bay
- #5 North, detail of front tower and roof
- #6 Stained glass, front lower parlor exterior
- #7 Front, detail of east gable
- #8 Front, detail of porch
- #9 Front door, detail of transom
- #10 Stained glass, upper parlor, interior
- #11 South, back of house
- #12 Southeast, back or rear second floor
- #13 Southeast, back or rear main floor
- #14 Bungalow, at rear of property
- #15 Front door, detail of hardware
- #16 Front door, detail of panel

COLOR SLIDES-

- #1 North front
- #2 Northwest, front
- #3 Northeast, front
- #4 Front porch detail
- #5 North, upper and roof tower
- #6 West side
- #7 East side
- #8 Southeast, back or rear
- #9 Southwest, back or rear
- #10 South, rear of property
- #11 Inside front entrance
- #12 Stained glass, inside front transom
- #13 Stained glass, lower parlor window, exterior
- #14 Front hall and stairway, interior
- #15 Bannister detail
- #16 Bannister detail
- #17 Second floor, parlor interior
- #18 Stained glass, second floor parlor, interior
- #19 Cottage at rear of property

___ See continuation sheet

THE DE GROOT FAMILY HOME: 1901-1997.

Wilhelmus de Groot only lived at 734 E. for a short time; he purchased this property in April 1901, and moved his wife Frances and children into the home, but he died in December of that same year. [9,32] Wm. and Frances were from Holland, where they had lived and most of their children were born. The de Groots came to Utah in the late 1880's. [34]

In 1902 Mrs. Frances de Groot inherited this residence at 734 E. 200 S. from her deceased husband and continued living here. [9,32] Wm. and Frances had 7 children: Thomas P., William F., Abram, Frances Abbott, Katherine, Frank W. and George R. [6] Frances de Groot lived here with her younger children, Kate, Frank and George, for six years until 1908 when she died. [6,32]

In 1906, Frank de Groot is recorded as buying the property; then in 1907 he sold it to Thomas P. de Groot, his brother. [9] Katie de Groot is listed as living at this residence in 1903, then again as Mrs. Kate de Groot Andersen in 1908-09. In 1910 Kate begins to be listed here as the "widow" of Francis Albert Andersen. [32]

Katherine de Groot, also known as Katie or Kate may have married Francis Albert Andersen sometime between 1903 and 1908. [32] They had two children, Keith and Dorothy, who never knew their father because Albert went to Germany and never returned. Kate always said that Albert had deserted them, and then died; in fact, she described herself and is listed as "widowed." However, many decades later in 1997 during an estate sale, some letters between Albert and Kate were found. And the letters from Albert indicate that he was alive and had begged for years to be reunited with his family, but Kate had refused. Just why Albert was never allowed to return remains a mystery. [6,8,29]

The small cottage at the rear of this lot or 732 E. was built between 1911 and 1927, likely in 1915. [1,3,9,26]. T.P. de Groot planted trees on the property. Kate de Groot Anderson was granted a permit in 1915 for electrical work on both the house and cottage at 734 E. 200 South. [1,3] Kate became part owner of the property in 1921. [9] The house was rented to one or more boarders fairly continuously from 1924 on. [32]

In 1937 the property title passed to Dorothy Anderson, daughter of Kate; although a 1940 mortgage shows both Kate and Dorothy as signers. [32] More trees and shrubs were planted at this time. Keith Andersen lived here with his wife until sometime in the 1940s. [6] Between 1938 and 1944 this Victorian home was remodeled into an apartment house with four separate apartments, and the back porch was added. The cottage garage was built in 1944, then enlarged in 1959. [1,3]

Dorothy never married and lived in this home with her mother until Kate died. Dorothy continued to own this home and lived here for many years until she died in 1997 [29,32]. Dorothy was aloof, very private and protective of the house, rarely allowing visitors. Yet she did rent portions of the house to others, whom she felt comfortable having in her home. In all, the de Groot family owned this property for 96 years. This near century of single family ownership is probably the main reason why the home and property have retained their original historic character. [29]

In 1997, after the death and estate sale of Dorothy Andersen, this property was sold to Saltair Bed and Breakfast proprietors, Nancy Saxton and Jan Bartlett. They are restoring the property for use as a reception center with bed and breakfast service.

X See continuation sheet

With such a large family, James Freeze needed a spacious new home. He built two structures to replace previous dwellings at 734 E.-- a large Victorian home and small cottage 22 ft. behind it. James built the one-story frame cottage in 1891 [17] and a year later in 1892, he built his grand Victorian home on this lot. This two-and-one-half story brick dwelling with ten rooms cost \$4500 and was constructed by builder C.H. Neilson or Carl E. Nielsen. [1,26] The Victorian home stands today in near original condition; but the small cottage behind it was torn down sometime after 1950. [26] The 1892 Sanborn map shows the Victorian home as a dual dwelling "being built," while the cottage behind it is a single dwelling. [26]

Although 734 E. 200 South is listed as the residence of James P. and Jane Freeze, his second wife, this home was the largest and finest of his homes and was designed to accommodate at least two households. [1,32] Lillie lived with Jane from time to time over the years. [4]. This fine expression of high Victorian architecture is also an intact 19th-century Mormon polygamist home. The union of both Victorian and polygamous architectural styles is fascinating and paradoxical, and quite unique to 19th-century Utah. This fine spacious home served as the central household for Mr. Freeze's four-wife family. [4]

Mary Ann Freeze records that many family dinners, gatherings and most holidays were spent in Jane's home (734 E.) which serves as the social hub of the family. [4] Sophia, Mary Ann and Lillie sometimes slept, ate, used the sewing machine, and spent time together in Jane's spacious Victorian home at 734 E. On Christmas 1882 and 1892 Mary Ann records, "Our family was all together..we all went over to Jane's." On 2 Jan. 1886, "Went to see Jane and Lillie, had a nice visit." On 27 Dec. 1892, "Ran over and spent an hour with Lillie." Often from 1892-1894 Mary Ann records that she "Went over to Jane's to sew." [4]

The Freeze home was a place where male and female church leaders met with James and his wives to organize and plan church meetings, programs, events and publications. [4] Freeze family members received visits and blessings from various church leaders at home, between 1870-1901. On numerous occasions, official church related meetings and other religious meetings were held here at the Freeze home. [4] In Feb. 1875 Mary Ann says she "Came home and found Brother William Smith here at the meeting. He spoke by the power of god, as also did many of the sisters." In Jan 1892, "I invited Dr. Ellis Ship to dinner as it was her birthday." On 2 Jan 1892, "We had one of our very best officers meetings...Lillie spoke in tongues. Interpretation given by Sister Marie Y. Dougall. The first time she had ever enjoyed that gift." In May 1893, "We also had our Board officer's meeting here and planned for an evening conference." [4]

Often sacred LDS religious ordinances, ritual blessings and healings were conducted here, sometimes performed by the women themselves. This is quite significant, as these were practices later banned by the 20th-century LDS Church. On 30 Sept. 1889 Mary Ann records, "Arrived safely at home at 10:30. As I came in the gate Sister Mary Ann Ball came in with me, had come from Union to receive the ordinance of washing and anointing which I performed for her." On 16 Jan 1894 she says, "Nellie Ash came and I attended to the ordinances of washing and anointing for her. Called to see Lillie a short time." [4]

Mary Ann and Lillie Freeze also performed blessings at other locations, again a significant and rare recorded practice among the leading 19th-century LDS women. On the 17th of Jan. 1893, Mary Ann "Assisted Sarah White to wash and anoint Lucy H. Richardson." On 25 Sept 1894, "We went with Sister Young...to see Sister McCurdy and daughter who had their children burned to death three weeks before. Found the mother in a despairing condition. Washed and anointed her and administered to her daughter." On 1 Nov 1894 in Logan, "Went across to see old lady Farriday who has been seriously ill, according to her request we surrounded her chair and blessed her which made her very happy." On 20 April 1894 Mary Ann wrote, "Went with Aunt Bathsheba [Smith] to visit sister McEwan who has been sick since nine weeks ago with a most strange and agonizing disease. We washed and anointed her. My sympathies were awakened to the highest degree." On 23 April, 1894 "Sister Lula Richards came and took me up to see Mr. McEwan again then went and brought Sisters Zina Young and B. Smith. They washed and anointed her and we all gathered around her bed and prayed earnestly for the Lord to release her from her suffering, by death if she could not recover." On 8 Sept. 1894, "Lillie and I washed and anointed Cynthia B. Fisher." [4]

In 1894 James P. Freeze opened a successful business downtown on Main Street, known as the Freeze Mercantile store. [14,32] Freeze was referred to as "one of the most prosperous and influential men of the city." [14] James Freeze and his wives were prominent figures in both the LDS Church and the local community. They received an 1894 invitation from Wilford Woodruff, LDS Church President, signed by him which reads, "You are cordially invited to attend a social gathering to celebrate the 87th anniversary of my birthday and the 56th of my wife Emma to be held in the Annex of the Salt Lake Temple...Feb 26, 1894." [4]

In 1900, Mary Ann Freeze bought Jane's Victorian home at 734 E. 200 S. for \$1000. In 1901, Mary Ann sold the Victorian home at 734 E. to Wilhelmus T. de Groot for \$5000. [9] That same year, James Freeze also sold his property [Mary Ann's home] on the corner at 669 E. 200 S. (which was torn down and replaced by two-story homes for families in the mining industry.) [32] However, the Freezes are still listed as living at 734 E. 200 S. until 1902 when they moved to property in Murray. [9, 32]

The Freezes maintained a residence in Murray but also lived in this neighborhood in two or three different homes on Second south, Seventh East and First south. [32] Mary Ann Freeze who had born ten children, six surviving, had always struggled with her health; she died in 1912 at age 67. [13] Both Jane and James Freeze died in 1919; James was 85 years old, survived by two wives, Lillie and Sophia, 15 children, 41 grandchildren and 8 gr. grandchildren. [14]

Brief History of James P. Freeze Home

This uniquely intact historic lot was first purchased sometime before 1855 by Benjamin S. Jones, but it is unknown whether he lived on the lot. [9,25] The next owner of record is Thomas Brown who was granted the title in 1872. [9]

THE FREEZE FAMILY: 1874-1902.

Just two years later, in 1874, this property was purchased by James Perry Freeze who owned it until 1901. James P. Freeze and his wives lived on this property for over a decade prior to building their 1892 Victorian home. This suggests that a previous home existed on this lot and was torn down when the Victorian home was built. It is unknown what type of dwelling predated the Victorian home. [9,32]

James Perry Freeze was a pioneer from Pennsylvania who joined the Mormon Church and came to Utah by ox-cart in 1861 at the age of twenty seven. At first he worked as a school teacher in Richmond, Cache County, Utah. [14] In 1863 he married his pretty teaching assistant Mary Ann Burnham who was described as "sunny, cheerful, unselfish, devoted...the embodiment of hospitality and generosity." [4,12,13] Mary Ann had come from Nauvoo, Illinois to Utah as a pioneer in 1852. Freeze moved to Salt Lake and took a job as a salesman for Eldredge and Clawson.[14] By 1867 he and Mary Ann were living on the corner of Second South and 7th East. Their home on that corner lot was numbered 669 E. 200 S. In 1869, James P. Freeze opened the 13th Ward Co-operative Store on 100 South. [32]

In 1871, James Freeze took a second wife, Jane Granter, who was described by first wife Mary Ann as "a good, worthy girl." [2,4] In 1873, James took a third wife Sophia Wickens, and in 1875 he married a fourth wife Lelia Tuckett. [2,4,14] Needing a second homestead for his additional wives, James bought this lot at 734 E. 200 S. for \$700 in 1874. [9] James and at least two of his wives lived on this property.[4,32] In 1879 the lot was deeded to Jane G. Freeze [9], and in 1883, James is listed as living "on 2d S. between 7th & 8th E." [32] James had two households for his four wives until 1890 when he built a third home for Lillie, a one-story brick home located at 658 E. 200 S. It must have been a fairly nice one-story home, because it cost \$2600. [1,32]

With his three homes so close to each other, James' four wives and fifteen surviving children spent a great deal of time together. On 8 March 1875 Mary Ann writes, "It is my wedding day, had a chicken pie for dinner... Sophia put a white bow on my neck and hair, tried to make it seem that I was a bride again...Went over to see Lillie a few moments. James told her I was just as good as new after being married 12 years." On May 1, 1875 she writes, "James, Jane, Sophia and Lillie have gone to the theater and I am staying home tending the dear little babies and feel perfectly happy in doing it. I have not the least desire to be at the theater." On 14 Nov. 1889 she writes, "Took Maggie [Mary Ann's daughter] and children up to Lillie's." [4]

In 1884, the family became separated for a time due to anti-polygamist pressures and distant church assignments. Mary Ann moved north to Logan for about a year. [2,4] From 1885 to 1888, James went on a mission to the eastern U.S. and England, possibly to escape the pressure against Mormon polygamists. [2,4,14] After his return to Salt Lake in 1888, he was actually arrested for unlawful cohabitation. Mary Ann records on 10 March 1892, "Lillie and I...went into Lillie's house and found the deputies there in company with Mr. Freeze they having already arrested him and searched through our houses for Jane. It was quite an exiting time." James was later "discharged the following day after examination before Com. Norrell." [2,4]

Meanwhile, in spite of being a busy mother of six and a homemaker, in 1871 Mary Ann became the president of the 11th Ward Retrenchment Association for young women. [12,13] Jane, also a mother of six, was her counselor. Mary Ann served in this church calling for 15 years. In 1878, Mary Ann also became the first president of the Salt Lake Stake Mutual Improvement Association. [12,13] Later, Lillie, a mother of four, also served as president of the Salt Lake Stake Young Women's, as well as on the children's Primary General Board and Young Women's General Board. [35,36]

Mary Ann, Lillie and Jane were pioneering leaders of the 19th-century LDS women's programs. In 1892 Elmina Taylor, LDS Church Relief Society President wrote to Mary Ann, "'Will you please impress upon the minds of your presidents the necessity of --- with renewed energy for the circulation and the success of the Journal, for now is the time and we need the assistance of every president and every member. Can't you write something for the Nov. Journal? Please do.'" [4] In 1893, Mary Ann was called by President Taylor to be on the LDS General Relief Society Board, where Lillie also served; Mary Ann held this high church position until her death. [12,13]

James Freeze served for many years as a member of the LDS Salt Lake Stake High Council. [14] As church leaders, Mary Ann, Lillie and Jane Freeze were constantly engaged by church meetings, leadership responsibilities and travel all over the state. On Dec. 30, 1894 Mary Ann Freeze wrote that "During the past few years I have travelled in the interest of the YWMA three thousand and sixty eight miles." [4] She, Lillie and Jane also rendered compassionate service, medical assistance, domestic help, birthing, cooking and caring for women and children all over the neighborhood. They supervised meetings and projects even from their own sick beds. [4] One wonders how they managed to do it all.

James, Mary Ann, Lillie and Jane were closely associated with many leaders of the LDS Church. On 22 Feb 1875 Mary Ann records that she "Met President Young for the first time...had the pleasure of ... taking supper with him and a number of the Twelve and other prominent men and women." [4] On 22 April 1875 she said "[Dr.] Ellis Shipp has been here today to get some shrubs and flowers for her garden as she has gone to live in Sugar House." On 16 Feb 1884, "President Taylor...called a good company of our leading women to meet the women of the Wyoming Legislature party at the Gardo House." On 10 Jan 1889, "Attended a meeting held for the purpose of organizing a Woman's Suffrage Association of Utah...with some of the noblest women as officers." On May 8, 1893 Mary Ann wrote: "This is a glorious day for me. Apostle Lorenzo Snow and wife Minnie called to see me and brought the joyful tidings that I had been selected to be a worker in our holy temple, among the first. [4] In addition to being a temple worker, Mary Ann also served the church bureau of information as one of the first missionaries on Temple Square. She also was a member of the Utah Women's Press Club and was involved in the Utah women's suffrage movement. [13]

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page #

(name), (city), (county) County, UT

Narrative Statement of Significance

(cont...)

This home is a distinct and important type home common to downtown Salt Lake between 1890-1900, reflecting both self-reliance and community cooperation--a period of community development moving from an essentially agricultural economy into agri-commerce and manufacturing at the turn-of-century (1880-1920). This home was located near Mr. Freeze's 13th Ward Coop on 1st South, and five blocks east of historic downtown. The property offers an ideal glimpse into a fashionable residential neighborhood of the late 19th and early 20th centuries. The Freeze home is significant for its example of the local context, and for its situation on the original historic lot. The Victorian home, the 1911 shed, and 1915 cottage help preserve the intact, turn-of-the-century historic nature of the property.

Third, this home is associated with events that contribute to the religious history of Salt Lake. Church meetings for female and male officers of the 11th Ward, Salt Lake Stake and LDS Church were conducted in the home. Also, the important Mormon rituals of blessing, washing and anointing were performed in the home. It is particularly significant is that these rituals were performed by women--a practice later forbidden by Church leaders in the 20th century. [2,4,13]

The Freeze home is also significant under criterion B, for its association with persons significant to the history and development of Salt Lake City. James P. Freeze, was a pioneering merchant in Salt Lake between 1860-1900. This large Victorian home represents the zenith of Freeze's career, constructed while he was owner of a mercantile business on Main Street. Another home closely associated with Freeze was located nearby on the northwest corner of 700 E. and 200 South, where James lived part-time with his wife, Mary Ann. Both James and Mary Ann were pioneers who crossed the plains to Utah between 1847-69. [4,14,32] Freeze was also active in civic and church affairs and associated with other prominent men including LDS Church Leaders and Salt Lake City Mayor, Wm. Armstrong. This home remained his principle residence until he sold it in 1902 and moved south to farmland in Murray. [32]

Other persons significant in the community history are associated with this home. Three of James Freeze's wives held prominent leadership positions in the Mormon church and all three wives used this home. Mary Ann Burnham Freeze and Lillie T. Freeze each served as President of the Salt Lake Stake Young Women's organization, as well as serving on the LDS Women's Relief Society General Board. Jane G. Freeze served as a counselor to Mary Ann in the Young Women's organization. [4,12,13] Additionally, Mary Ann's step father, who raised her from infancy, was Joseph Young, the brother of Brigham Young. [2]

Additionally, James, Mary Ann and Lillie were closely associated with many prominent Mormon Church leaders. [2,4] Prominent female and male LDS Church leaders regularly visited this home, for both religious meetings and social gatherings. Common guests included Dr. Ellis Ship, Dr. Maggie Shipp, Eliza R. Snow, Louise Felt, Zina D. Young, Emmeline Wells, Bathsheba Smith, B.H. Roberts, Charles Penrose, Wm. Armstrong, etc. [2,4]

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

(name), (city), (county) County, UT

Narrative Description

(typically a separate paragraph for site, exterior, interior, and outbuildings)
(cont...)

The complex multi-gabled roof features a prominent front gable over a second story polygonal front bay. A hip roof over the back half of the house balances the larger front facing gable over the front half. On the northeast corner, a small gable extends from the larger one over the projecting bay. The front gable overhang is supported by carved brackets.

The exquisite examples of Eastlake design include carved woodwork and ten different kinds of outside trim. The Eastlake features are turned columns, delicate scroll-cut brackets and porch trim, wooden balustrade with decorative paneled base. Other decoration includes wallflower decorated frieze board, fishscaled shingles in gable end, coffers on bargeboards, decorative woodwork in gable peak and corner brackets on eaves over diagonally cut bay corners.

[See attachment A for a more detailed description of the home's Victorian architectural and design features.]

INTERIOR:

The home uses a dual entrance, dual parlor design, which reveals a heritage common with many other Victorian homes. The basic dual parlor plan with center stairway is enhanced by elaborate Eastlake wood trim, moldings and decorative wood all in perfect condition. The beautiful and well-preserved interior woodwork displays hand-painted simulated wood grain. Original brass hardware is found on the doors. The doors and sashes appear to be original. Two standing wood and tile fireplaces in the main parlor and living room are original. Wood plank floors in some rooms are original.

The dual entrance-dual parlor plan has an asymmetrical design, which indicates two separate living quarters. The home was built and used as a dual dwelling for at least two polygamous wives. The house first appears on the 1892 Sanborn map, marked "2 D" for a dual-dwelling. [26] In addition, the second floor parlor and dining room could also have been used as a third living quarters. This is an ideal floor plan for a polygamous family with two or three wives, each having individual living quarters, yet sharing a common kitchen on the main floor.

Later, between the years, 1938-1944, this home was remodeled into four separate apartments. [3] A kitchen was added on the west side of the main floor, along with elaborate wainscoting cabinets and china closet. Two kitchens were added upstairs, with the same wainscoting and cabinets.

On the rear or south side of the home is a one-story, full-length porch with shed style roof, that runs the full width of the home. This porch was added in 1940; it was later remodeled into two bedrooms and two bathrooms. [1,3]

ADDITIONAL STRUCTURES ON THE PROPERTY:

Behind the house on the lot are two additional buildings: a three car shed/carport about fifty feet behind the home, and a 1-story cottage with garage back at the very rear of the property. The shed/carport is made of wood planks and first appears on the 1911 Sanborn map. [3,26] The cottage is a one-story frame house recorded as built in 1915 [1,3]. The cottage does not appear on the 1911 Sanborn map, but does appear on the 1950 Sanborn map in its present location at the rear of the property. [26]

Historically, two additional dwellings, now gone, predated the existing Victorian home on this lot. One was a tiny one-story cottage just 22 ft. directly behind the Victorian home, and the other was a residence used prior to building the Victorian home. The tiny one-story cottage first appears on the 1892 Sanborn map 22 ft. directly behind the Victorian house with the address number 734 1/2. This is undoubtedly the 1-story frame structure/annex built in 1891 at the rear of the home [3,17]. This tiny cottage still appears on the 1950 Sanborn map and was torn down sometime after that. [26]

It is unknown what type of residence existed prior to the building of the Victorian home. But this lot had three owners between 1855 and 1874, any of who may have lived here. [9] James Freeze bought the property in 1874 and is listed as living on the property by 1883, ten years before his Victorian was built. [9,32] Jane is listed as living here in 1889. The Freeze residence likely housed two wives and their children; Lillie is sometimes reported as living with Jane. [4] A dwelling larger than the tiny cottage would be needed to house the Freeze family. [7,32] The early residence was likely torn down in 1892 when it was replaced by the Victorian home. [1,26,32]

X See continuation sheet

James P. Freeze Home
Name of Property

Salt Lake City, Salt Lake County, Utah
City, County, and State

10. Geographical Data

Acreage of property 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 //////0 //////0
Zone Easting Northing

B / ////// //////
Zone Easting Northing

C / ////// //////

D / ////// //////

Verbal Boundary Description

(Describe the boundaries of the property.)

COMMENCING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 45, PLAT B, SALT LAKE CITY. SUR. SOUTH 225 FEET, WEST 74 1/2 FEET, NORTH 225 FEET, EAST 74 1/2 FEET, TO BEGINNING.

Property Tax No. #

___ See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries include the entire city lot that has been historically associated with the property.

___ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Maxine Hanks, historian
organization Hanks and Co. date December 1997
street & number P.O. Box 1778 telephone (801) 322-5640
city or town Salt Lake City state UT zip code 84110-1778

Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**
- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location. *(SHPO)
A Sketch map for historic districts and/or properties having large acreage or numerous resources.
- **Photographs:** Representative black and white photographs of the property. *(SHPO)
- **Additional items** (Check with the SHPO or FPO for any additional items.) *(slides at SHPO)

Property Owner

name Jan Bartlett and Nancy Saxton
street & number 164 S. 900 E. telephone (801) 533-8185
city or town Salt Lake City state UT zip code 84102 -

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

DOCUMENTS and MANUSCRIPTS:

1. Building Permits, Salt Lake City:
 - 1890, Sept. J.P. Freize, 2nd S. bet. 6 & 7 East, 1-story brick dwelling, 5 rooms, builder Eardley, \$2600;
 - 1892, June 8, J.P. Freeze, 2-story brick dwelling, 10-rooms, \$4500, C.H. Neilson builder [Carl E. Nielsen]
 - 1915, Jan. 2, Rear 734 E. 2d South; notes, "see 732" "1 story frame" "frame dwelling"
 - 1915, Sept. 16, Rear 734 E. 2d South, porches, electrical, plumbing
 - 1921, Jan 5, correction: electrical permit and note "two homes on one lot built prior to 1927".
 - 1931, electrical, plumbing, repair garage.
2. Burgess, Vicky, "Mary Ann Burnham Freeze, 1845-1912," unpublished study of journals.
3. County Assessor's tax appraisals: 1955 (cottage in rear); 1962 (house at 734 E.)
4. Freeze, Mary Ann, "Diaries," LDS Historical Department and "Scrapbook," LDS Historical Department.
5. Legal Description for property at 734 E. 200 S., County Recorder's Office.
6. Legal papers, "Complaint to Quiet Title, 6 Jan. 1998.
7. LDS Family Group Sheet, Family History Library, LDS Church.
8. Mickelsen, Vicki G., architectural survey and report, "James Perry Freeze House,"
Architectural History 324, University of Utah, Fall 1981.
9. Title search/abstracts, Salt Lake County Recorders Office, Ramona Harris, January 29, 1996.
typescript, 1997.
10. Utah State Historical Society, Library files.
11. Utah State Historical Society, Historic Preservation Office files.

ARTICLES:

12. "Biographical Sketch of Mrs. M.A. Freeze," Young Women's Journal, Vol 2, No. 5, Feb 1891.
13. Deseret Evening News, obit, "Mrs. Mary A. Freeze Dies at Her Home," 22 Jan. 1912.
14. Deseret Evening News, obit, "James P. Freeze Well Known Veteran," dies, 30 May 1919.
also, Deseret Evening News, 2 June 1919.
15. Deseret Evening News, obit, "Jane Granter Freeze Early Settler Dies," 20 Nov. 1919.
16. Jenson, Andrew P., "Church Chronology," Deseret News, Salt Lake City, 1914, p. 186.
[J.P. Freeze arrested for unlawful cohabitation]
17. Salt Lake Tribune, notice, 1 Jan. 1891: J.P. Freeze 734 E. rear, one-story frame annex, est. \$500.
18. Salt Lake Tribune, notice, 1 Jan. 1893, J.P. Freeze 734 E. 2nd S. 2-story 10 room brick dwelling, \$4500;
records of building inspector Hamlin.
19. Salt Lake Tribune, 1919, obit for James P. Freeze.

MAPS, PLANS AND PHOTOGRAPHS:

20. Aerial photo survey, 1960s, SLC Building Permits and Licensing.
21. Floor plans, to scale, 1997, Alan Hardman.
22. Historic photos, house and cottage, est. 1930, Salt Lake County Assessor's Archives.
23. Historic photos of 200 S. street, Salt Lake, Utah State Historical Society.
24. Mary Ann Burnham Freeze, photo in group, R.S Board, 1896, "Elmina Taylor's Board," 100 Years of the YMMIA,
Young Women, LDS Church.
25. Plat maps, 1850s, Salt Lake City.
26. Sanborn maps, Marriott Library, University of Utah.
 - 1889 Sanborn survey plat of city
 - 1892 correction
 - 1894 correction
 - 1898 Sanborn
 - 1911 Sanborn
 - 1950 Sanborn
27. Site sketch map, 1998.
28. USGS map of Salt Lake City, Utah.

INTERVIEWS:

29. Andersen, Dorothy, daughter of Kate de Groot Andersen, gr. daughter of Wm. and Francis de Groot.

BOOKS:

30. Biographical Record of Salt Lake City and Vicinity
31. Carter, Thomas and Goss, Peter, Utah's Historic Architecture, 1847-1940, U.of U. Press, Salt Lake, 1988.
32. City Directories, Salt Lake, 1867-1928.
33. Jensen, Andrew, Encyclopedic History, Eleventh Ward.
34. Jenson, Andrew P., LDS Biographical Encyclopedia and Encyclopedic History of The Church of Jesus Christ of Latter-day Saints, Deseret News Publishing Co., Salt Lake City, 1941.
35. Peterson and Gaunt, Keepers of the Flame, Deseret Book.
36. Young Women's, 100 Years of the YMMIA, LDS Church.

Previous documentation on file (NPS): *

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- # _____
- recorded by Historic American Engineering

Record # _____
March 5, 2020 _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

See continuation sheet(s) for Section No. 9
PLNHLC2019-01151 & PLNHLC2019-01088

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Built in 1892, the James P. Freeze home is significant under criterion C as a distinct and important type house common to Salt Lake City, the surrounding area, and throughout Utah between 1880-1910. The house is a remarkably intact, well-preserved example of 1890-92 Queen Anne/Eastlake dual parlor homes constructed during the same time period in Salt Lake. This house retains all of its Victorian and Eastlake detailing; the trim of this house appears to be more fully developed than that of most similar homes. The home is architecturally significant in four aspects: 1--It is in near perfect condition, one of the best preserved Victorian/Queen Anne-Eastlake homes in downtown Salt Lake; usually most Victorian homes show more wear or remodeling. 2--Its scale or size is unusual, and quite large. 3--It has unique Victorian features. The tower or turret is uncommon. The stained glass windows and transoms are original; and the vertical stained glass panels along the sides are quite rare; few other examples exist. The porch is an exquisite example of Eastlake design. The trim includes ten different types of Eastlake and other carved woodwork. The interior trim and moldings, and decorative wood have a hand-painted grain and are in perfect condition. 4--The asymmetrical dual entrance/dual parlor plan indicates two separate living quarters on the main floor; another on the second floor. This home is an intact example of a 19th-century Mormon polygamous dwelling. [1,26,32]

This house is also significant under criterion A, for its association with an important period of development in Salt Lake's cultural and religious history. First, the location of this home near the corner of a major downtown intersection is historically significant. This house at 734 E. 200 S. is located in the Salt Lake Eleventh Ward, one of the original 19 Mormon wards--an area platted in 1849 as Salt Lake Stake. [25,33] This area was further developed during a second phase of Salt Lake's growth (1850-1870) beyond its initial settlement. [31]

Second, the Freeze home is an ideal example of the architectural and economic development of Salt Lake beyond its original pioneer character, during the agri-business phase between 1870-1920, in the heart of historic Salt Lake. It is one of few remaining homesteads near downtown Salt Lake. This 1892 house, situated on the original one acre and accompanied by an associated historic cottage (1915), provide an excellent example of a type of dwelling commonly built in Salt Lake during the turn-of-the-century period of rapid expansion and urbanization (1890-1930). This house is expressive of a major shift in Salt Lake community architecture, from pioneer dwellings to more substantial and elaborate homes. Houses built at the turn-of-the-century were permanent, substantial structures made of brick or stone and adorned with decorative features, reflecting stability and growth. [Continuation sheet(s) for Section No. 8

Areas of Significance

(Enter categories from instructions)

HISTORIC EVENTS

IMPORTANT PERSONS

ARCHITECTURE

Period of Significance

1902 (1880-1910)

Significant Dates

1892

Significant Person

(Complete if Criterion B is marked above)

James Freeze, Mary Ann Freeze, Lillie Freeze

Cultural Affiliation

Mormon (late 19th-century Utah)

Architect/Builder

C. H. Neilson or Carl E. Nielsen

James P. Freeze Home
Name of Property

Salt Lake City, Salt Lake County, Utah
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>	<u>2</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>2</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC / Dual dwelling

Current Functions
(Enter categories from instructions)

Domestic / Dual or multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

VICTORIAN : Queen Anne - Eastlake
dual entrance-dual parlor plan

Materials
(Enter categories from instructions)

foundation SANDSTONE
walls BRICK / rough and fired
roof ASPHALT
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Tucked into the shadows between modern high rise condominiums and apartments, this majestic historic home with its mysterious white tower challenges passing traffic on 200 South to contemplate the individuality of its angular brick walls, stained-glass windows, gingerbread woodwork and irregular Victorian styling. Impeccably maintained, this home shows little change since its construction in 1892, unlike the street it graces.

Built in 1892, the James P. Freeze Home is a large, two-and-a-half story Victorian structure with an asymmetrical dual-parlor floor plan. This home is an outstanding example of early 1890s Queen Anne/Eastlake design and construction. From the Queen Anne comes the emphasis on texture and irregular eclectic features. The Eastlake design ornaments the house with gingerbread style trims. The irregular styling is seen in the multigabled roof and asymmetrical massing of the overall structure, characteristic of the Queen Anne style. The entire form reflects the Victorian concern for fine craftsmanship and ornamentation. The house is one of the best-preserved Victorian homes in downtown Salt Lake. It is in excellent historic condition, on both the exterior and interior. [8]

EXTERIOR:

The low foundation is made of a rough sandstone, painted reddish-pink. The walls are brick, revealing 1/4 pr. brick, 1/2 sr. brick, and 1/4 fired brick. The entire brick exterior has been painted dark red. There are segmental arches over the windows.

The exterior ornamentation develops many familiar Victorian themes, including a variety of classic Eastlake influences. An intriguing touch is added by the unique stained glass window panels and transoms, as well as the square tower or turret in front over the second story. The turret has wood shingles and a steep pointed pyramidal roof capped by an ornamental wrought iron finial. From the front, the height of the tower is balanced by a tall chimney with heavy corbelled brick chimney pots rising from the east side of the house. There are also three other chimneys of varying heights.

X See continuation sheet(s) for Section No. 7
PLNHLC2019-01151 & PLNHLC2019-01088

HISTORIC SITE FORM

(Historic Sites Database version)

Utah State Historic Preservation Office

1. Identification

Property Name: **FREEZE, JAMES, HOUSE**

Address: **734 E 200 SOUTH**

City: **SALT LAKE CITY** County: **SALT LAKE COUNTY**

ID#: **33175**

Old ID#: 271601

Plat:

Block:

Site:

2. Documentation/Status

Evaluation: (A) **ELIGIBLE/SIGNIFICANT**

National Register Status:

EAST SIDE HISTORIC DISTRICT

Date Listed **8/2/2001** Date Delisted:

Thematic or MPS Affiliation:

Dates Surveyed / Added to SHPO Files

Recon. Level Survey: **03 / 95**

Intensive Level Survey: **/**

General/Misc. File: **04 / 98**

Areas of Significance:

3. Building Information

Date(s) of Construction: **1900 c.**

Height (# stories): **2.5**

Original Use **SINGLE DWELLING**

Outbldgs: Contrib. **1** Non-Contrib. **0**

Comments: **DRAFT NOMINATION**

Plan/Type: **CENTRAL BLK W/ PROJ BAYS**

Style(s): **EASTLAKE
QUEEN ANNE**

Material(s) **SHINGLE SIDING
REGULAR BRICK**

Architect(s):

4. Other SHPO File Information

Federal Tax Project No.(s)

UT..

State Tax Project No.(s)

S98-0311

106 Case No..

Devel. Grant:

Historic Photo Date:

HABS/HAER:

Printout Date: 12/2/2003

ATTACHMENT B: Application Materials



HP: Minor Alterations

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: <i>PLNHLC2019-01088</i>	Received By: <i>CHRIS EARL</i>	Date Received: <i>11/15/2019</i>	Zoning: <i>RMF-45</i>
---------------------------------------	-----------------------------------	-------------------------------------	--------------------------

Project Name: *BARTLETT / SAXTON*

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:

Address of Subject Property: *732 E. 200 SOUTH*

Name of Applicant: *Nancy SAXTON* Phone:

Address of Applicant: *732 E. 200 SOUTH, 84102*

E-mail of Applicant: [REDACTED] Cell/Fax: [REDACTED]

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
JAN R. BARLETT & Nancy L. SAXTON

E-mail of Property Owner: *same* Phone: *same*

➔ 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

Mailing Address: Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person: 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: *N L Saxton* Date: *11-15-2019*

Please know my husband and I are conscientious, proud home owners.

Our cozy home is a 1 ½ story, 880 sq.ft. Bungalow. In addition to total roof structure replacement that is needed, the steep pitch and low ridge height provide limited function for our needs. The second story has very limited head room or usable space. The needed improvements and minor modifications would provide a full upstairs second story on the existing homes' foot print. Our home is in desperate need of a new roof and total roof structure. I am requesting consideration to make alteration in the second story to create a full useable second story modification.

May I take a moment to explain the "desperate" part of our request? All existing roofing materials need to be removed including the original shake shingles and much deteriorated outer asphalt shingles. A few of the roof support rafters are cracked and all the roof joists are over spanned. The roof pitch is steep, unsafe to be on when repairs & servicing are needed.

Enclosed are elevation renderings we are proposing.

I have taken into consideration the need for overall period design, balance of overall structure, appropriate material uses to minimize front elevation impact and the design use of historically consistent features.

There are public utility concerns and limitations. Water and sewer come into the property from 200 south (120 yards) to connect and *can only be accessed from the front half* of the home, which is the original four room structure. (See Historic picture provided in packet) The two bedrooms which are south most of our home, were an addition at some point. Sewer really only services the original foot print structure. Upstairs bathroom / laundry facilities need to be located above north half of the home, again due to extreme (120 yard) run to 200 South connection. Street elevation is 5 to 6 feet higher than the Bungalow property.

My husband Jan and I take great pride in our home. We enjoy city life and feel we are a valued anchor in our neighborhood.

Thank you for considering our request and taking into your consideration the unique concerns of our request proposal.

Sincerely,


Jan Bartlett


Nancy Saxton



Special Exception NOTICE OF APPLICATION

Planning Commission

Historic Landmark Commission

OFFICE USE ONLY

Project #: <i>PLNHLC2019-01151</i>	Received By: <i>CHRIS EARL</i>	Date Received: <i>12/5/2019</i>	Zoning: <i>RMF-45</i>
---------------------------------------	-----------------------------------	------------------------------------	--------------------------

Project Name:
Saxton Addition

PLEASE PROVIDE THE FOLLOWING INFORMATION

Type of Special Exception Requested:
Side Yard Second Story Set Backs

Address of Subject Property:
732 E. 200 South

Name of Applicant:
Jan Bartlett / Saxton P [REDACTED]

Address of Applicant:
732 E. 200 South

E-mail of Applicant: [REDACTED] Cell/Fax: [REDACTED]

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

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.

WHERE TO FILE THE COMPLETE APPLICATION

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

REQUIRED FEE

Filing fee of **\$259**, plus additional cost of postage for mailing notice to abutting property owners and tenants

SIGNATURE

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

Signature of Owner or Agent:
Jan Bartlett

Date:
12/5/2019

Updated 7/1/19

SALT LAKE CITY PLANNING

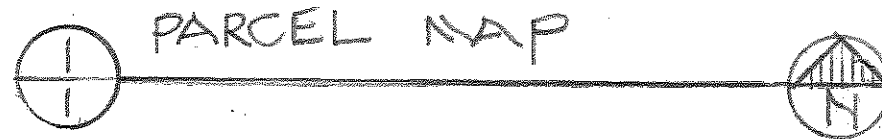
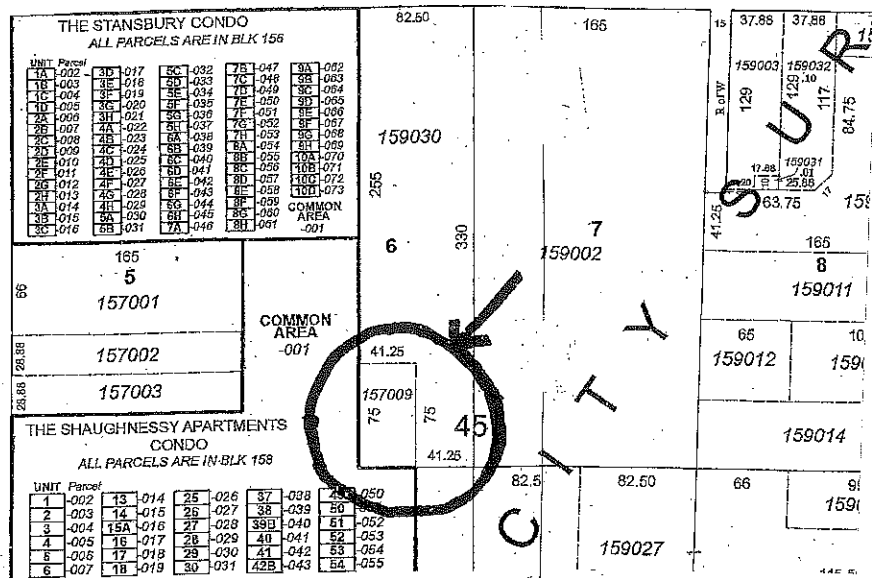
Special Exception Application
732 E 200 South.

To whom it may concern.

I am requesting side yard wall height exception for both east & west side yards of 732 E 200 South. Also rear yard set back line which is the front side of 732 E.

The side yard wall height is an inline addition to existing structure. The rear yard is a second story cantileaver deck addition.

Nancy Barton



ZONING REVIEW

ZONE: R1NF-45 ADDRESS: 732 E. 200S,
SALT LAKE CITY
UTAH

PARCEL: 157009-000

LOT COVERAGE
MAX LOT COVERAGE: 60%
LOT SIZE: 41.25 x 75 = 3093.75 # (@ 60% = 1856.25)
EXISTING COVERAGE:
PRIMARY BUILDING: 22 x 40 = 880
STAIRS/OVERHANG: 5.5 x 23.3 = 128.3
SHED: 11 x 18 = 198
1126.3 #

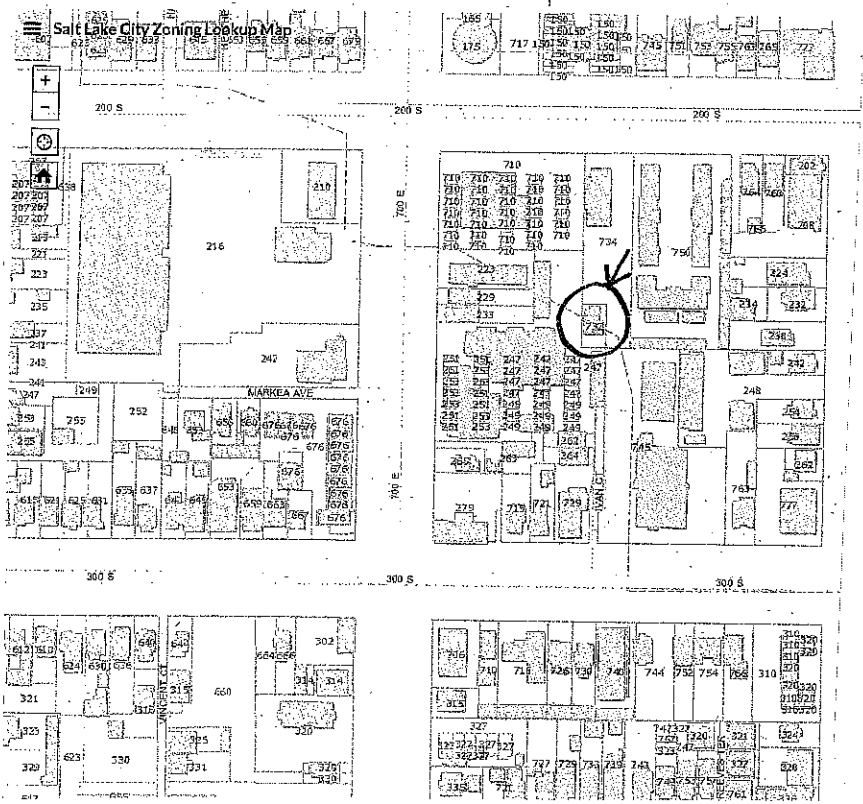
PROPOSED INCREASES:
EAST 2ND STORY: 1.5' x 23.33 = 35 (IN FOOTPRINT)
SOUTH 2ND STORY: 3'-0" x 22'-0" = 66 (NEW COVERAGE)
SOUTH DECK: 15'-6" x 19'-2" = 296.98 (NON-CONFORMING)
COVERAGE TALLEY: 1126.3 + 66 + 296.98 = 1489.28 #

SET BACKS
FRONT (NORTH): 15' (20% LOT DEPTH: 75') EXISTING 4'
SIDE (EAST): 10' EXISTING 0.75'
SIDE (WEST): 10' EXISTING 7'
REAR (SOUTH): 18.75' (25% LOT DEPTH: 75') PROPOSED 2'
FRONT, EAST & WEST SIDES HAVE PRE-EXISTING NON-CONFORMITIES

HEIGHT
ALLOWABLE: 45'
FRONT: 24'-8" PROPOSED
REAR: 27'-6" PROPOSED
° SECOND STORY ADDITION

SITE ANALYSIS

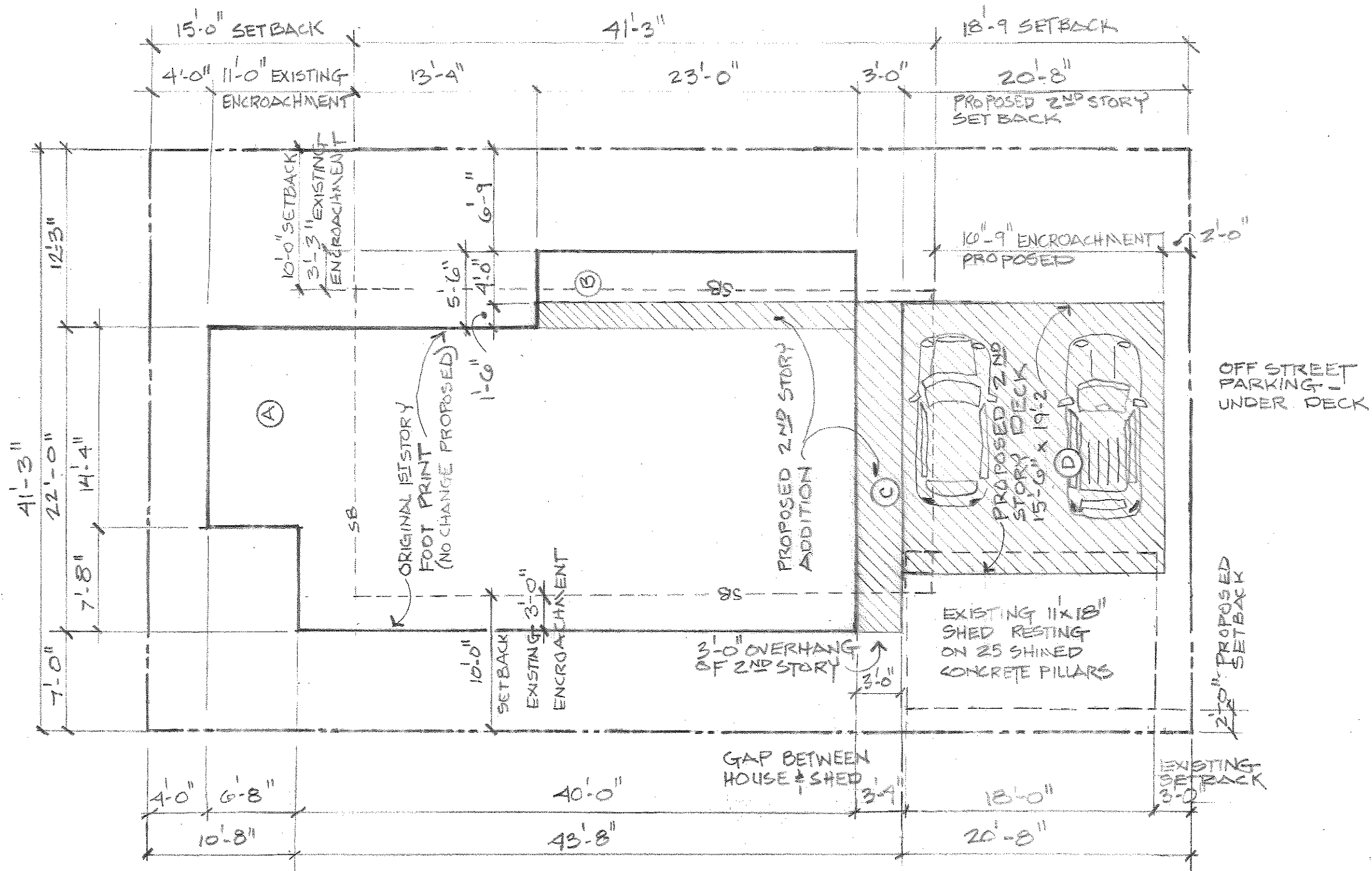
3
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732 EAST 200 SOUTH
RENOVEL
SALT LAKE CITY UT.

ZONING
MAPS & ANALYSIS

1
1



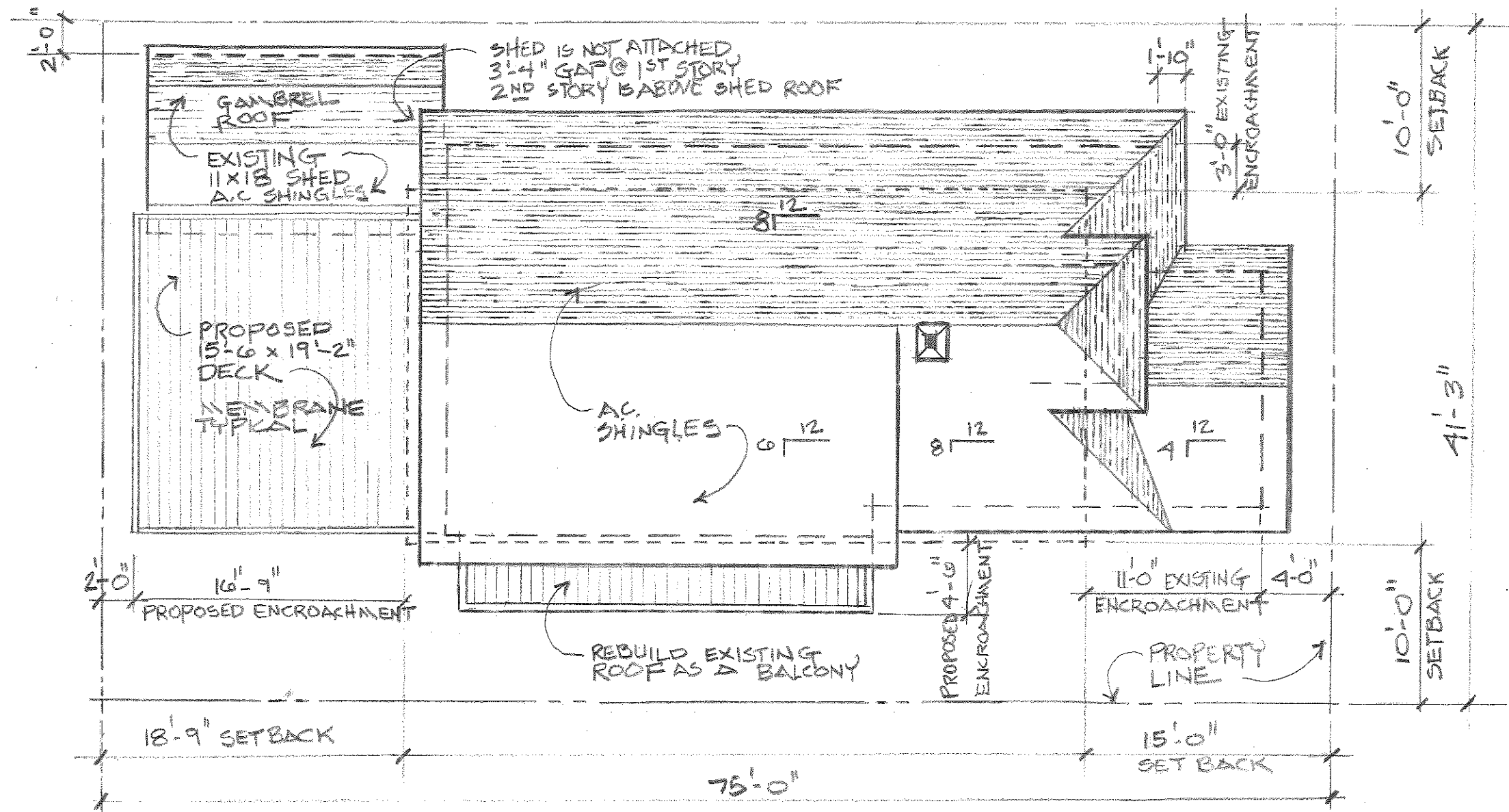
1 SITE PLAN
2 1/8" = 1'-0"



732 EAST 200 SOUTH
RENDELL
SALT LAKE CITY UT.

SITE PLAN

2 OF 11



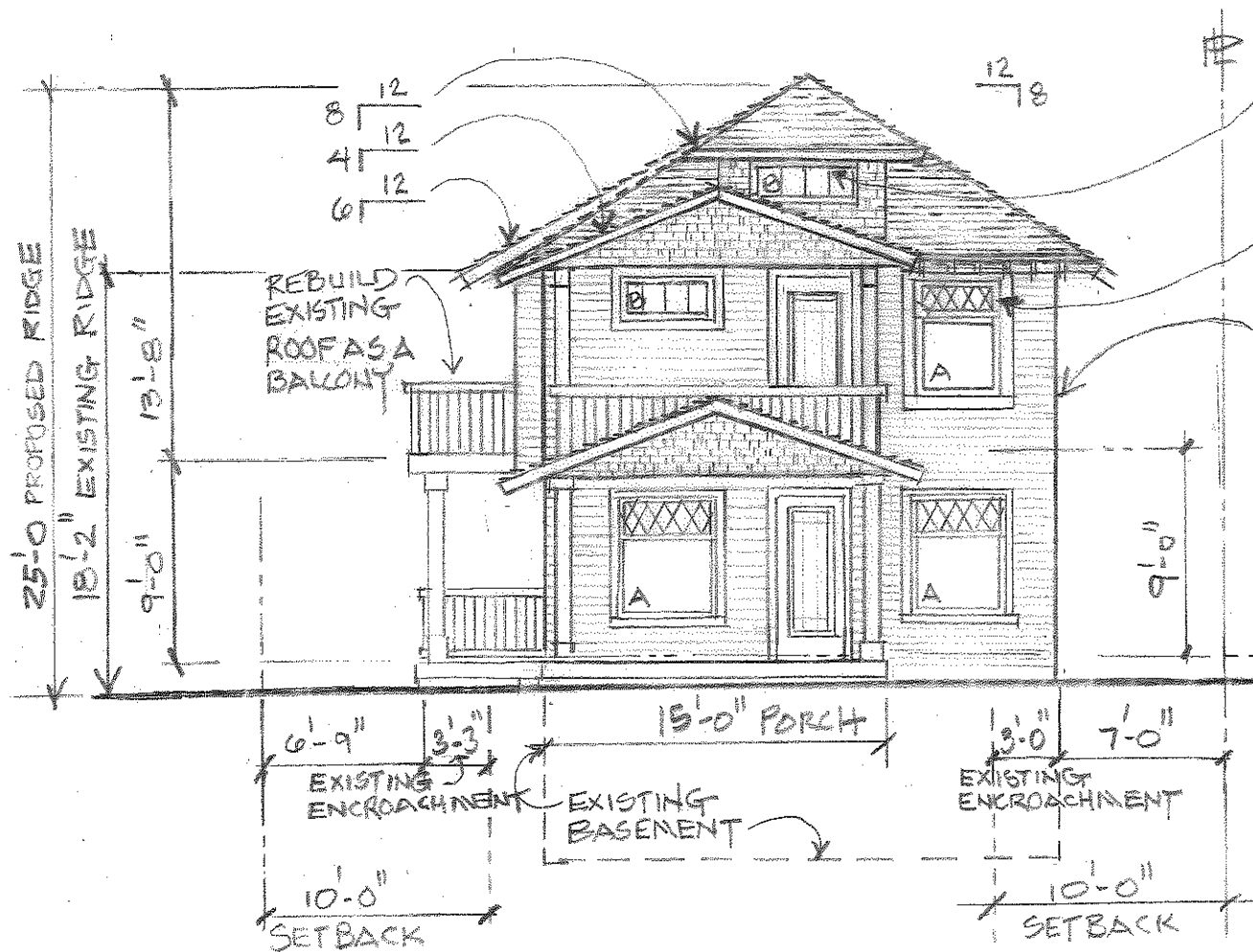
1 PROPOSED ROOF PLAN
 3 1/8" - 1'-0"



732 EAST 200 SOUTH
 RENDELL
 SALT LAKE CITY UT.

ROOF PLAN

3
 OF
 11



WOOD WINDOW & DIVIDERS - TYPICAL
 WOOD WINDOW TO MATCH EXISTING LEADED GLASS WINDOW MULLIONS
 SALVAGE EXISTING SIDING ON SOUTH & WEST SIDES TO COMPLETE NORTH & EAST SIDES

EXISTING FINISH FLOOR

1 NORTH ELEVATION
 4 1/8" = 1'-0"

Finishes on North elevation -

Siding: North, main story original lap board remains unchanged. North, second story addition, salvaged lap board from south & west sides of main floor as possible.

Trim: North main story will remain wood, repaired or replaced as needed. Second story will be composite.

Original Porch gable: Lap board removed to reveal original shake as able.

Second story porch gable: Composite shake to match first story porch gable.

Second story porch railing: Wood

Windows: A x 3, B x 2, (see window schedule dimensions). 2 Doors 32 x 80. Original wood windows on first floor will remain unchanged on all four sides. Second story windows to be vinyl double pane, (see window schedule).

Doors: all 32 x 80 doors will remain on original home. Two 32 x 80 additional doors will be added on north second floor porch & south second floor to deck.

Roofing: will all be replaced with asphalt architectural shingles.

Color palate of home: same color palate will be maintained & be continued.

Dormer: Composite shake to match first story porch gable.

Finishes on East elevation -

Siding: Lap board preserved on original house. Second story lap board will be used and salvaged from south & west sides of home surfaces as possible.

Trim: Composite.

Railing: First level railing will remain. Second story railing will be wood.

Windows: C x 4, D x 1, E x 1, F x 3, G x 1. Original windows will remain on first story (see window schedule & size). Second story windows will be vinyl double pane (see window schedule for size).

Doors: 32 x 80 remain original on main floor.

Finishes on West elevation -

Siding: Composite lap board on first and second story.

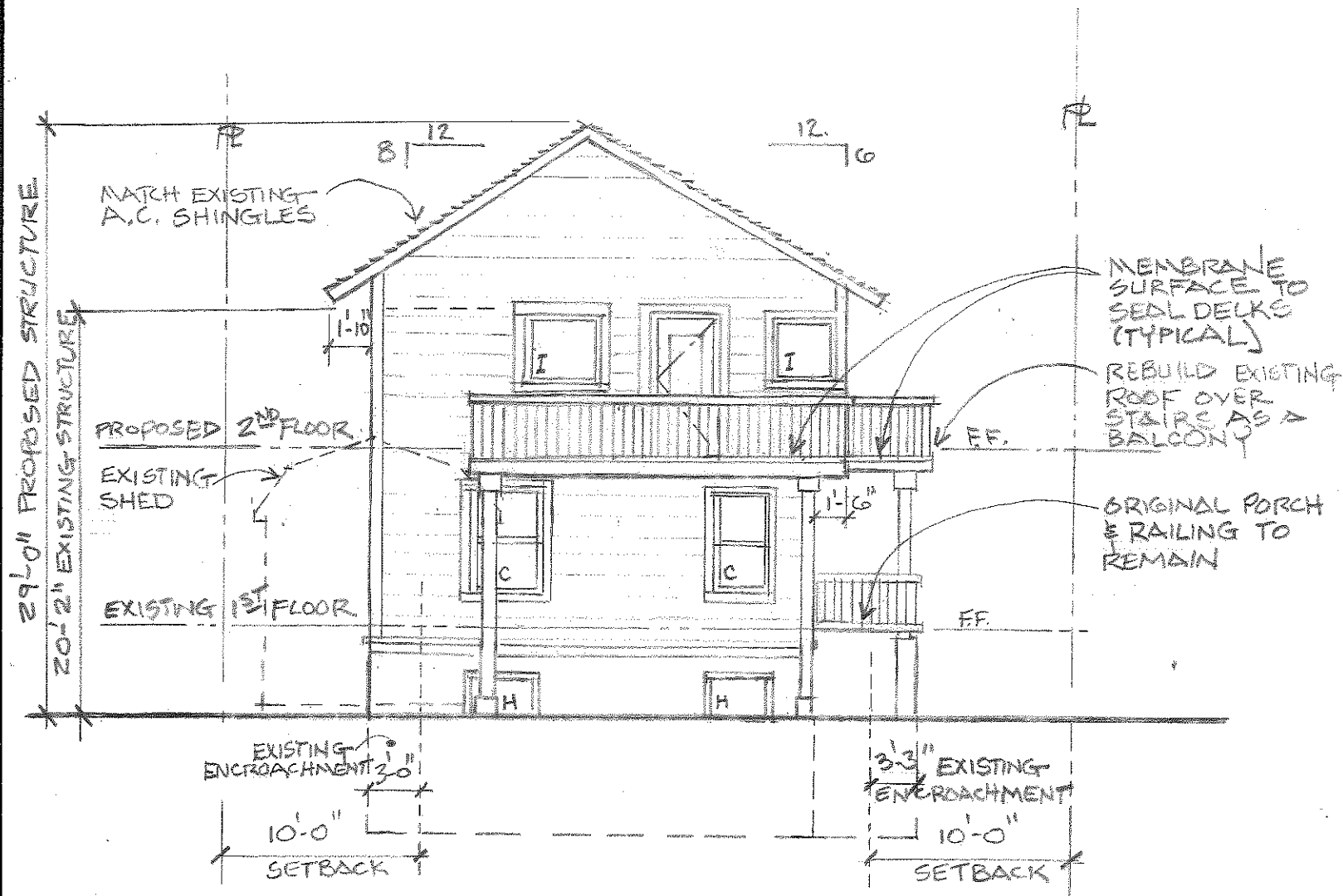
Trim: Composite

Window: C x 1, E x 1, H x 7, J x 1. First story windows remain original. Second story windows vinyl double pane.

732 EAST 200 SOUTH
 RENDELL
 SALT LAKE CITY UT.

NORTH ELEVATION
 NOTES





Finishes on South elevations –

Siding: Composite lap board on first and second story.

Trim: Composite.

Railing: Wood

Deck: Membrane

Windows: C x 2, H x 2, I x 2 Original first story windows remain.

Second story windows will be vinyl double pane (see window schedule).

Door: Second story deck new door vinyl composite 32 x 80

Window measurements & schedule:

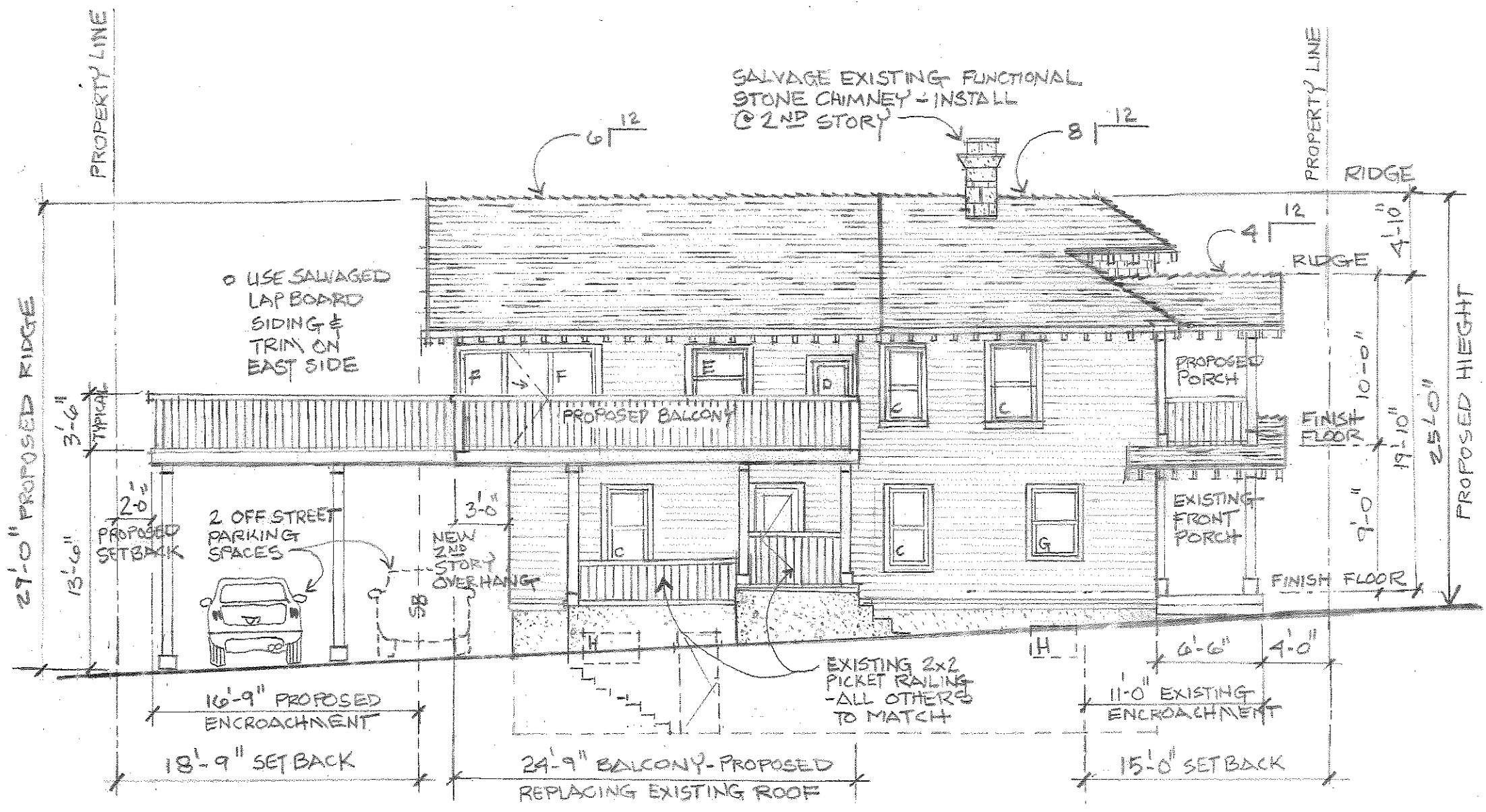
A	44 x 61	FIXED
B	23 x 37	FIXED
C	35 x 48	SINGLE HUNG
D	18 x 30	FIXED
E	36 x 32	FIXED
F	36 x 84	FIXED
G	38 x 58	SINGLE HUNG
H	36 x 23	FIXED
I	35 x 48	FIXED
J	32 x 80	FIXED

1
5 SOUTH ELEVATION
1/8" : 1'-0"

732 EAST 200 SOUTH
RENO DEL
SALT LAKE CITY UT.

SOUTH ELEVATION
FINOTES

11
10
11

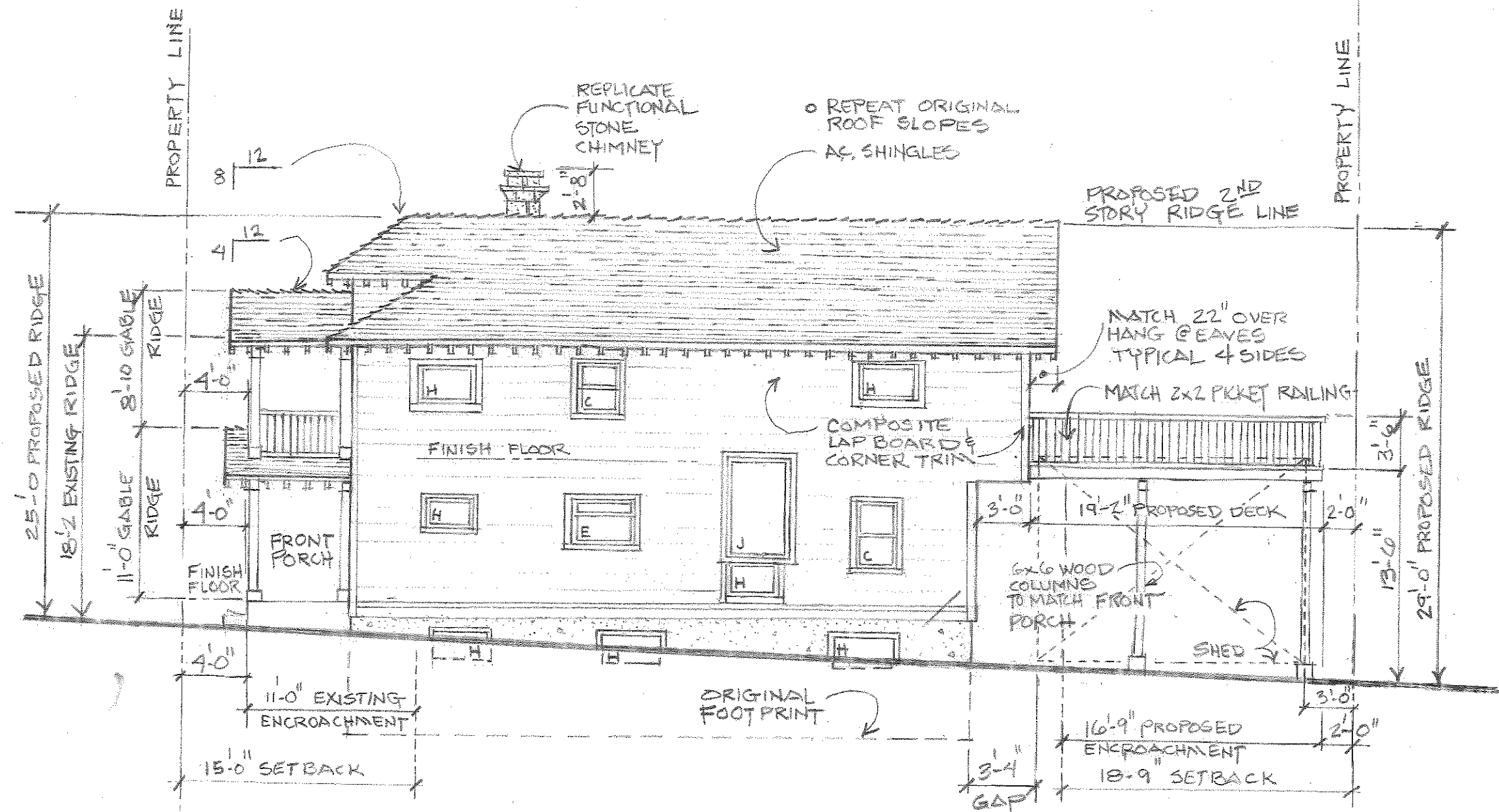


1 EAST ELEVATION
 6 1/8" : 1'-0"

732 EAST 200 SOUTH
 RENODELL
 SALT LAKE CITY UT.

EAST ELEVATION

10/16



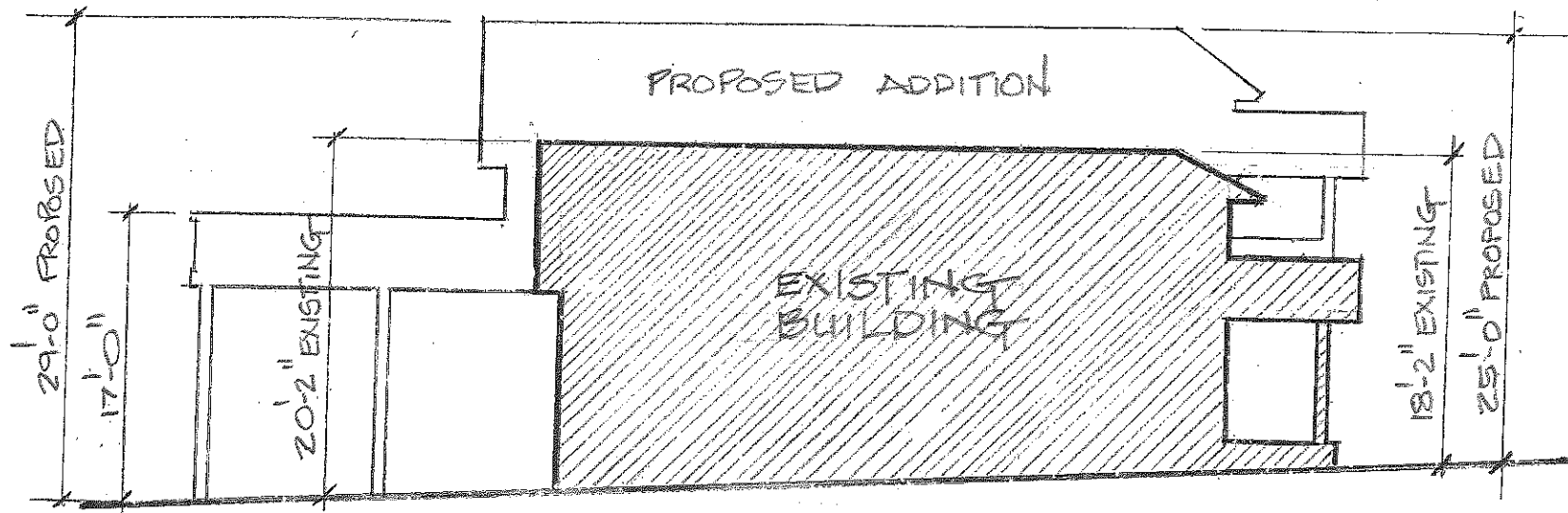
1 WEST ELEVATION
7 1/8" : 1'-0"

SEE WINDOW SCHEDULE FOR SIZES

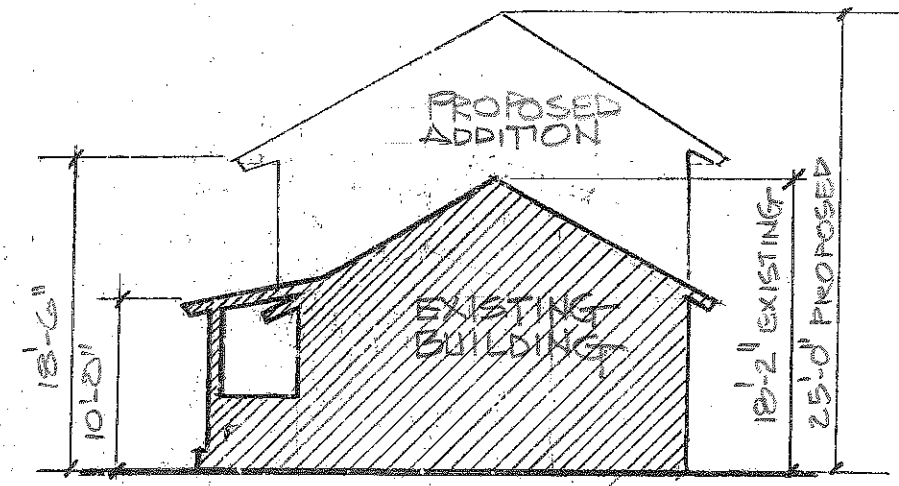
732 EAST 200 SOUTH
RENDELL
SALT LAKE CITY UT.

WEST ELEVATION

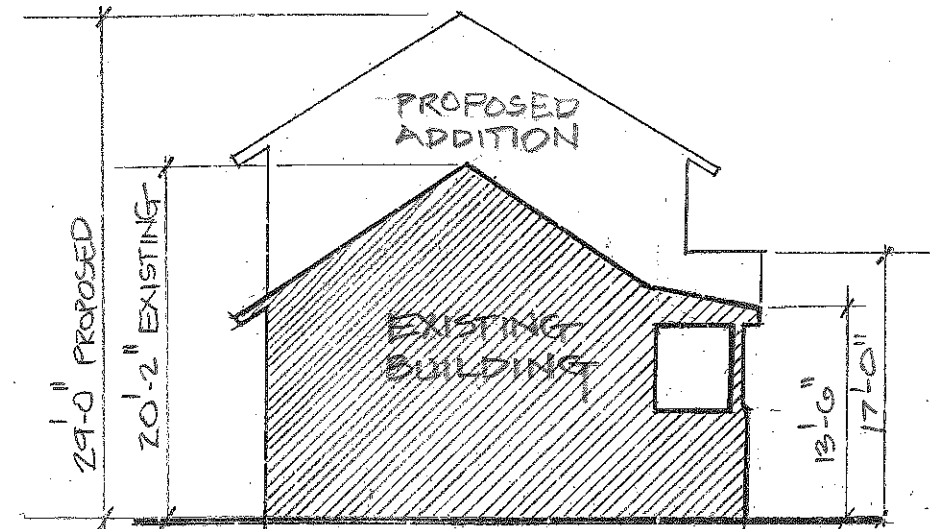




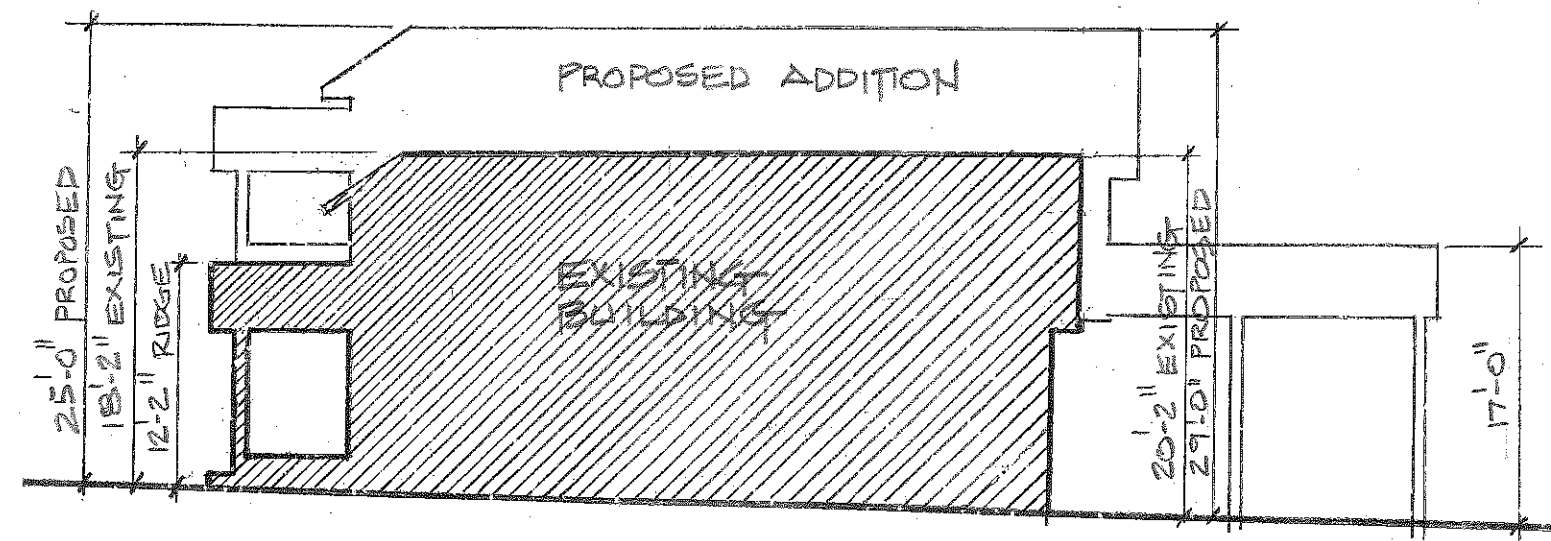
1 EAST ELEVATION



2 NORTH ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION

732 EAST 200 SOUTH
 RENODELL
 SALT LAKE CITY UT.

HEIGHT & VOLUME STUDY
 EXISTING TO PROPOSED BUILDING

10
 OF
 APPENDIX



1/8

ORIGINAL STRUCTURE



2/8

CURRENT RENDERING

732 EAST 200 SOUTH
RENDELL
SALT LAKE CITY UT.



3/8

SOUTH SIDE

March 5, 2020



4/8

EAST SIDE

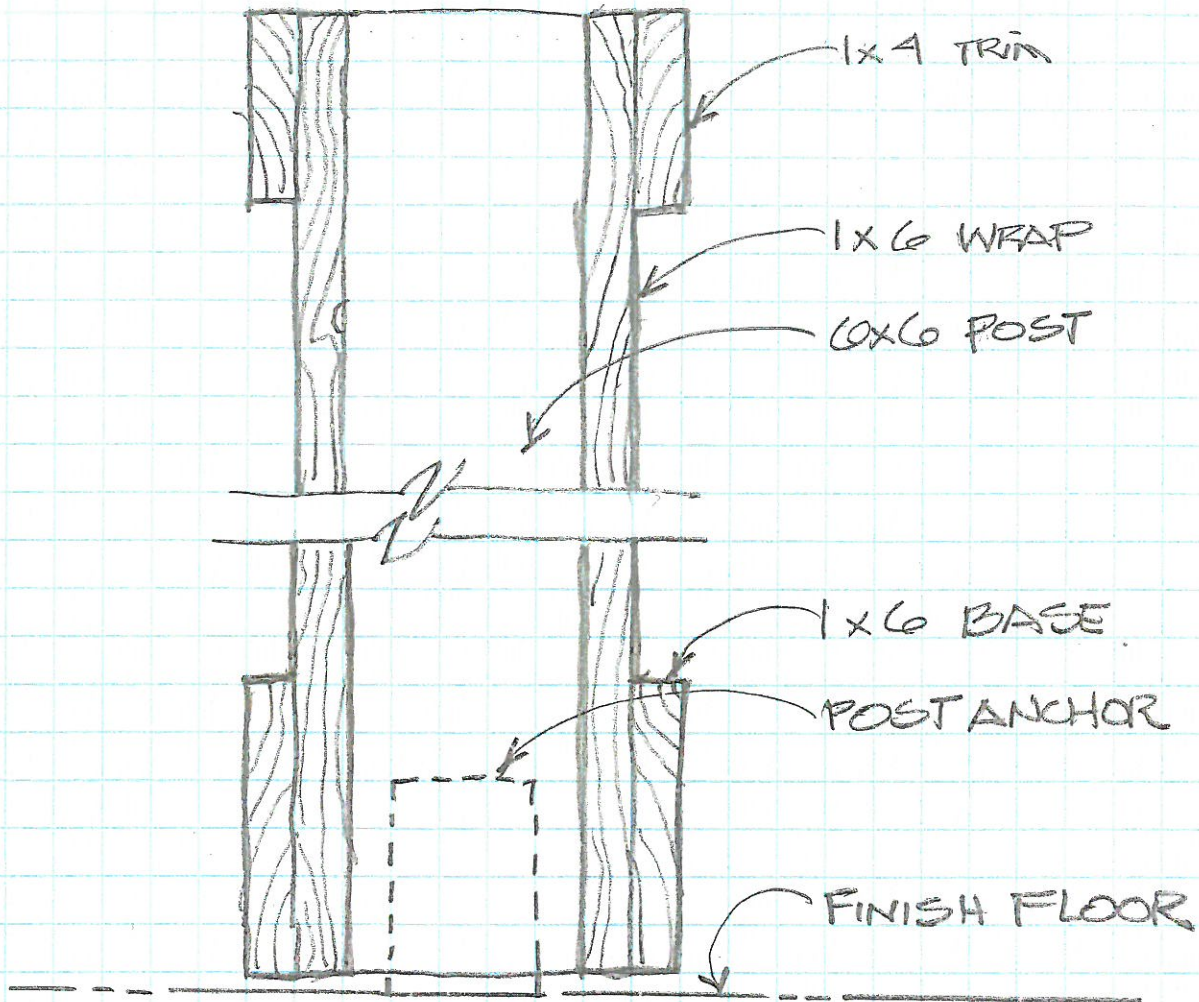


5/8

NORTH SIDE

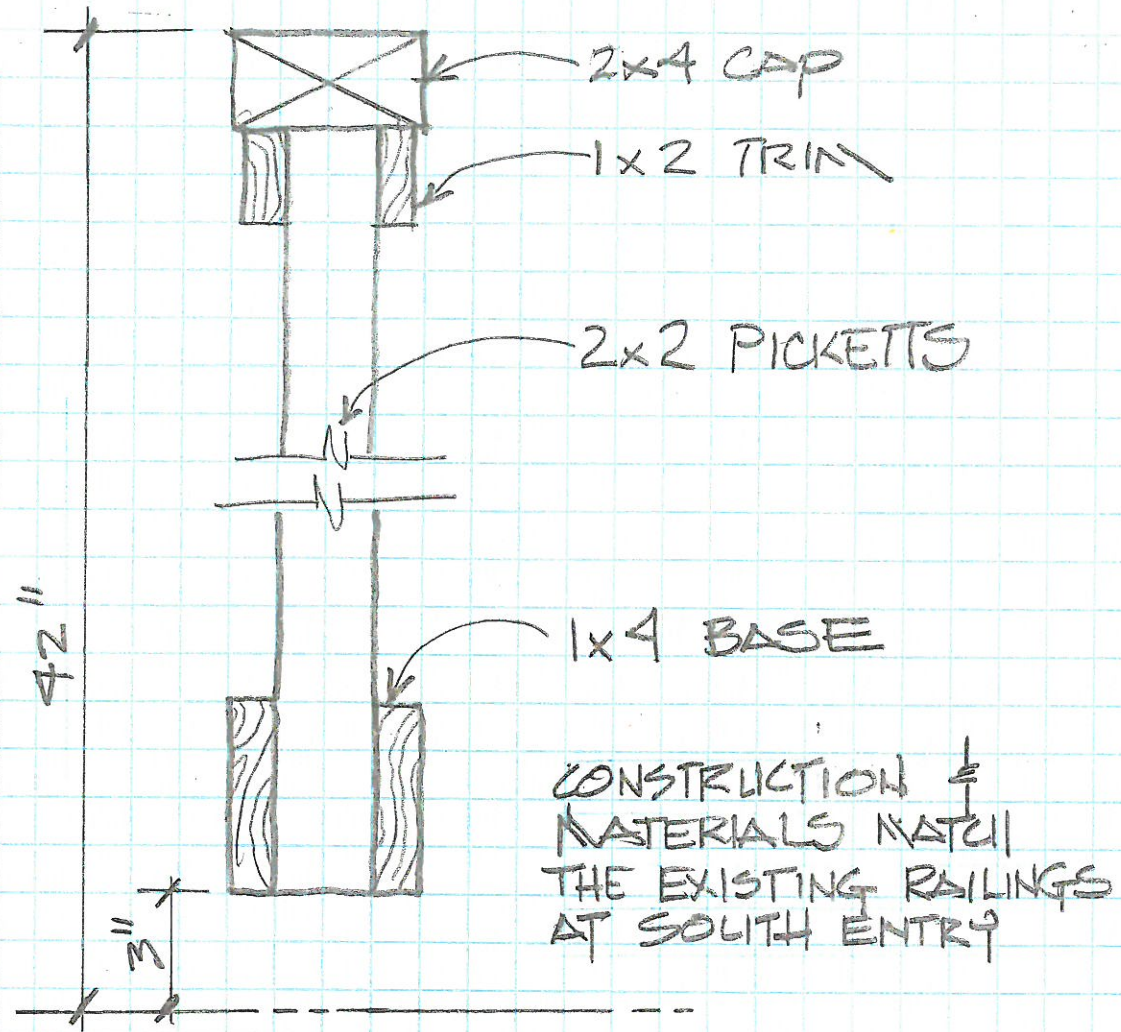
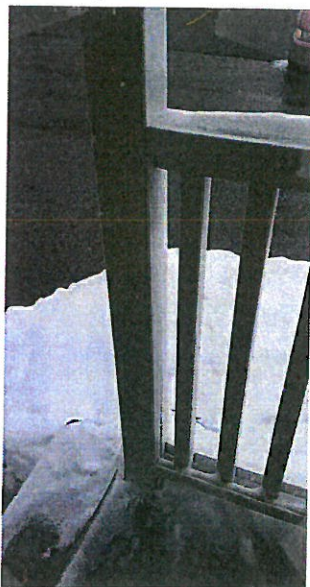
PHOTOS
CURRENT & OLD

11
OF
100



CONSTRUCTION & MATERIALS MATCH EXISTING COLUMNS @ FRONT PORCH

① TYPICAL POST
1/4" = 1"

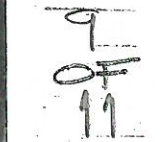


② TYPICAL RAILING
1/4" = 1"



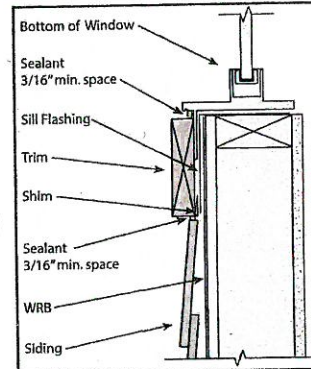
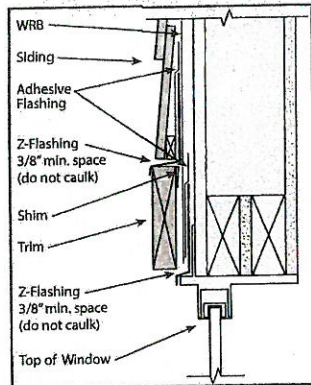
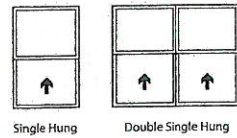
732 EAST 200 SOUTH
RENO DEL
SALT LAKE CITY UT.

POST & RAIL DETAILS





Single Hung Window Configurations



Minimum/Maximum Sizes

Single-Hung
- Min 1'2" Max 4'6"

Double Single-Hung
- Min 2'2" Max 7'6"

Triple Single-Hung
- Min 3'2" Max 9'6"

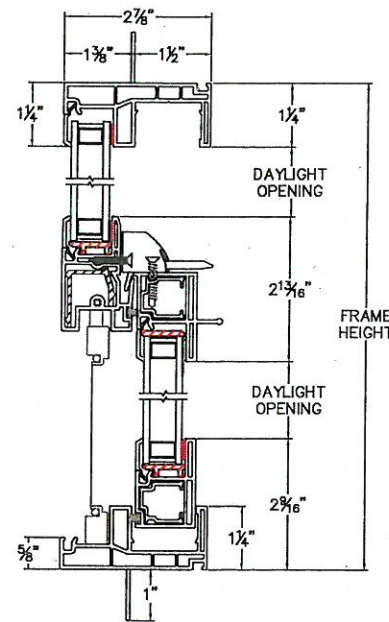
Double Single-Hung with Center Lite
- Min 3'2" Max 9'6"

Gable Top Single Hung
- Min 1'2" Max 4'6"

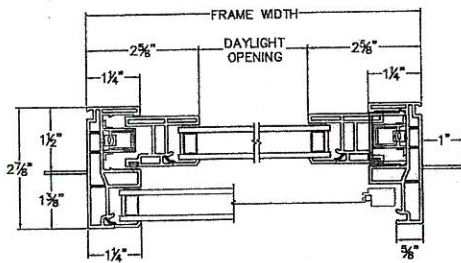
Minimum egress is 3'5" with a 30" bar set or 2'6" with a 36" bar set.
SH vent set: 12, 15, 18, 21, 24, 27, 30, 33 or 36.

Available Frame Styles

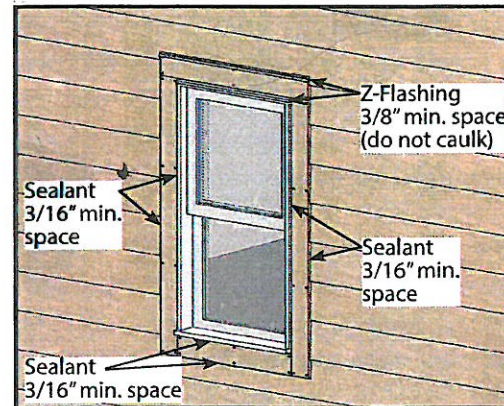
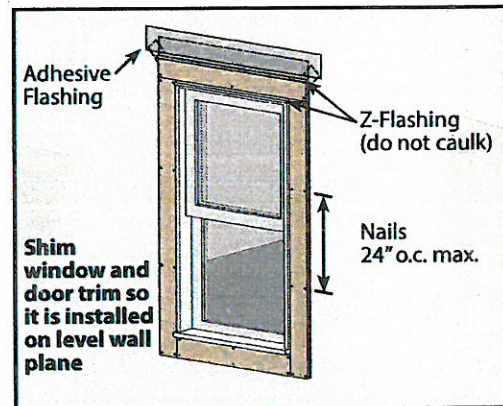
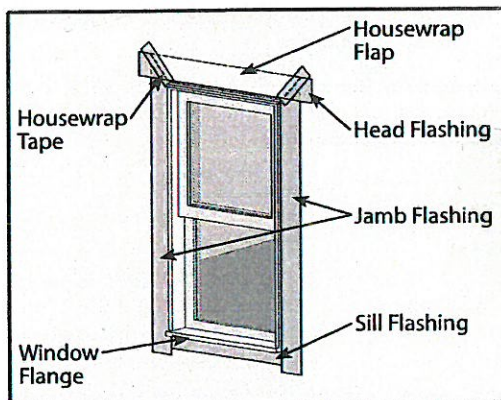
- 1-3/8" Nail Fin Setback
- 1" Nail Fin Setback with Stucco Key
- 1" Nail Fin Setback with J-Channel
- Contour Z-bar



HEAD & SILL



JAMBS



1 WINDOW DETAILS

Product Overview

Extremely versatile, this sliding patio door is energy efficient and stands up to extreme climates. It is high security and comes with a screen door and security lock. Steel reinforcement adds strength, while the all PVC frame provides beauty and energy efficiency. Low-E and argon-filled glass provide energy savings for your home. Be proud to own a Stanley ENERGY STAR Certified patio door.

- PVC welded frame and sash for greater strength and stability
- Metal reinforced stiles
- Full perimeter, heavy-duty weather stripping provides energy savings
- Sleek sash profile provides a clean look from the interior and exterior of your home
- Low-E argon-filled glass provides additional energy efficiency
- White PVC prefinished provides everlasting beauty and requires no maintenance
- Locking screen included
- Mortise lock provides high security
- Energy Star compliant, making this item eligible for a tax credit
- Integrated pre-punched nailing fin
- Left-hand sliding patio door from exterior of the home, the panel on the left slides towards the right side of the door

Product Overview

Brighten your entryway with this Steves & Sons Full Lite Entry Door. This Energy Star qualified 1-3/4 in. door is pre-assembled in a fully weather-stripped frame for easy installation. The door is assembled with 3 bronze hinges and adjustable black finish sill. The door and frame are primed and ready to finish in a color of your choice.

- Top quality fiberglass with polystyrene core construction provides energy efficiency and security
- Low maintenance fiberglass doors resist denting, cracking and warping
- Interlocking stile edge provides structural rigidity
- High performance bronze weather stripping and adjustable black sill provides a tight seal against drafts
- Assembled with low-E tempered glass for energy efficiency
- Door is doubled bored for lockset with deadbolt for added security
- Primed smooth surface ready for painting
- Prehung 4-9/16 in. primed frame for easy installation with 4 in. wall construction
- Requires rough opening of 34 in. x 82 in., actual unit size 4-9/16 in. x 33-1/2 in. x 81-1/2 in.
- From the outside door opens toward inside of home with hinges on the right
- Energy star compliant

2 DOOR DETAILS

732 EAST 200 SOUTH
RENO DEL
SALT LAKE CITY UT.

SPECIFICATIONS
WINDOW & DOORS

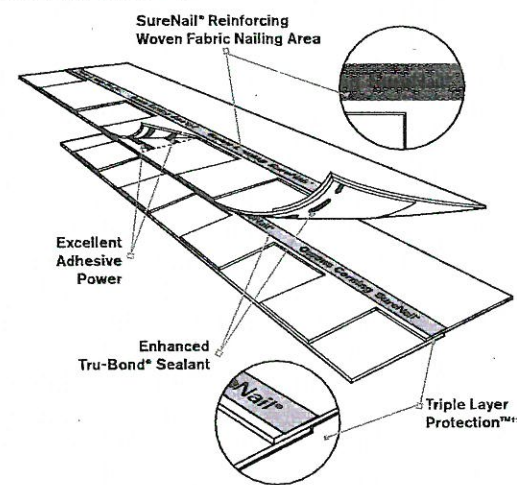
10
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Meet energy standards with Duration® Premium Cool shingles

- Help reduce environmental impact by keeping roofs cool—less energy needed to cool a home means less energy consumed
- Extend the life of the roof—thanks to solar-reflecting granules that reduce shingle temperature and subsequently slow asphalt aging
- Include a Limited Lifetime Warranty¹ and 130-MPH Wind Resistance Limited Warranty²
- Backed by an Algae Resistance Limited Warranty³
- Meet 2013 California Title 24, Part 6, requirements which call for a Cool Roof or equivalent improvement. For more information, visit www.roofing.owenscorning.com
- Are rated by the Cool Roof Rating Council (CRRC)
- Energy Star Qualified

Provide greater bonding strength

As part of the Duration Series shingle line, Duration Premium Cool shingles also come with SureNail® Technology, offering:



Offer a new color palette

Duration Premium Cool shingles feature unique lighter colors—that correspond with Owens Corning™ Hip & Ridge shingles—and have a three-dimensional look for maximum curb appeal.

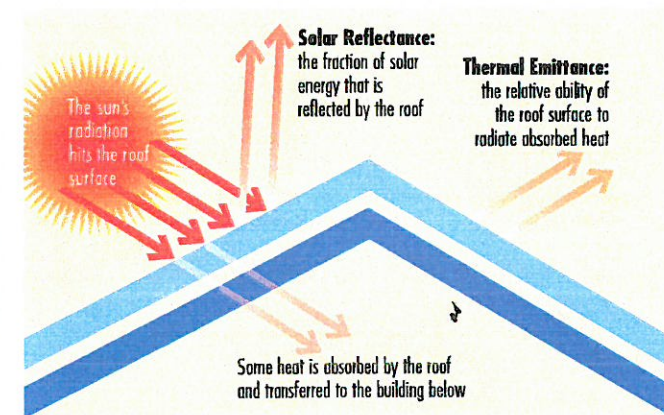


Harbor Fog⁴

Your Cool Roof solution

Duration® Premium Cool shingles are unique in color and have highly reflective granules. These granules bounce back the sun's rays, helping result in:

- Cooler roof temperatures
- Less wear and tear on air conditioning systems
- More energy savings
- Lower carbon dioxide emissions
- Reduced heat island effect and smog

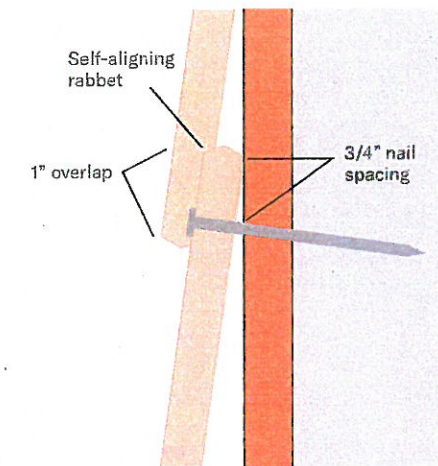
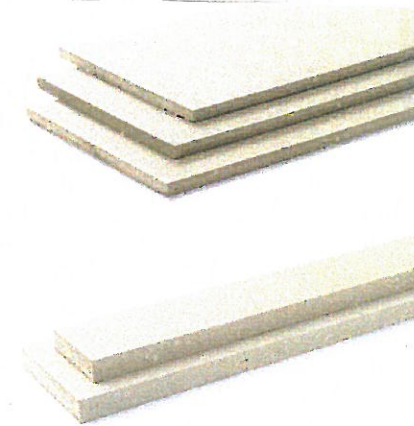


Source: Cool Roof Rating Council (<http://www.coolroofs.org>)

Duration® Premium Cool shingles feature solar-reflecting granules that help lower energy bills by keeping roofs cool.⁵

NEW LP® SMARTSIDE® SMOOTH TRIM & SIDING

- Advanced Durability for Longer Lasting Beauty™
- Engineered wood strand technology
- Holds up in extreme weather including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16 ft length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty



SMOOTH FINISH LAP

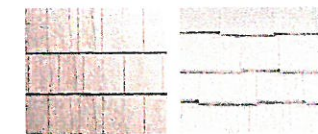
- Available in 16' lengths for fewer seams
- Treated engineered wood fiber substrate
- 5-/50-year Limited Warranty, including hail damage coverage*

76 SERIES SMOOTH FINISH LAP (FIBER)

	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS
16 ft. (192 in.) (4.9 m)	16 ft. (192 in.) (4.9 m)	5.84 in. (14.8 cm)	0.375 in. (10 mm)
16 ft. (192 in.) (4.9 m)	16 ft. (192 in.) (4.9 m)	7.84 in. (19.9 cm)	0.375 in. (10 mm)
16 ft. (192 in.) (4.9 m)	16 ft. (192 in.) (4.9 m)	11.84 in. (30.1 cm)	0.375 in. (10 mm)

CEDAR TEXTURE SHAKES

- Reversible staggered or straight edge offers exceptional design versatility
- Ideal as a decorative accent with any cladding
- For use on all exterior walls
- Shiplap ends provide seamless appearance
- Treated engineered wood fiber substrate
- 5-/50-year Limited Warranty, including hail damage coverage*



CEDAR TEXTURE SHAKES (FIBER)

	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS
48.56 in. (123.3 cm)	48.56 in. (123.3 cm)	11.69 in. (29.7 cm)	0.375 in. (10 mm)

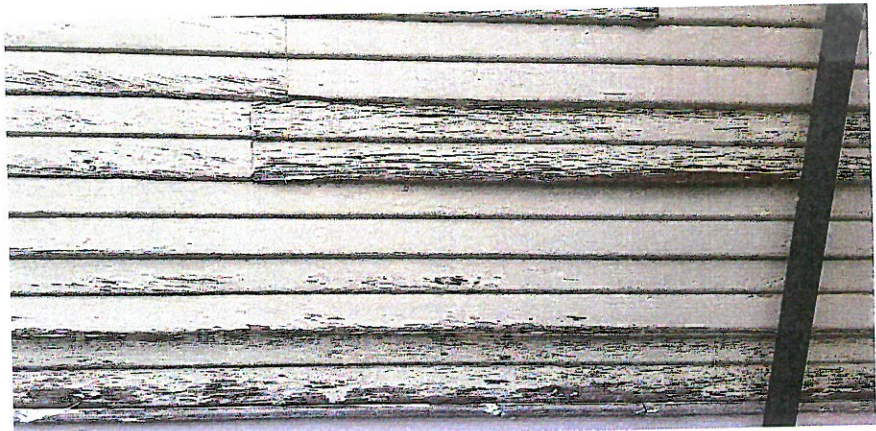


732 EAST 200 SOUTH
RENO DEL
SALT LAKE CITY UT.

SPECIFICATIONS
ROOFING & SIDING

11
OF
11

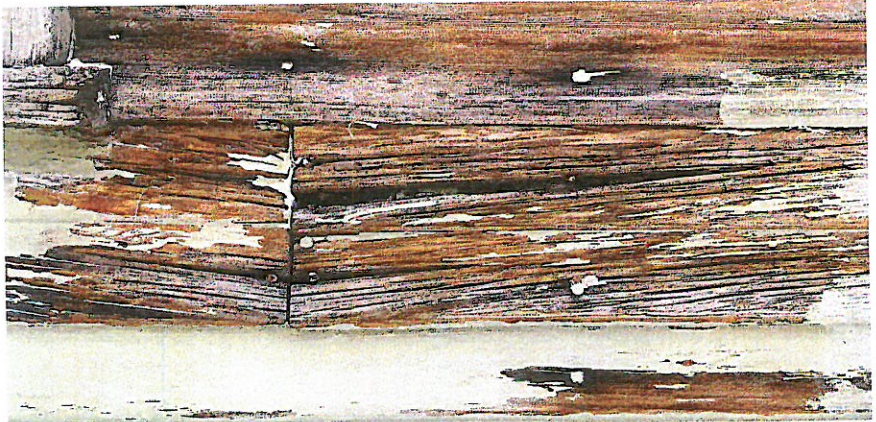
1 ROOFING SHINGLES



1/A SOUTH WALL



2/A SOUTH WALL-UPPER



3/A TYPICAL WINDOW



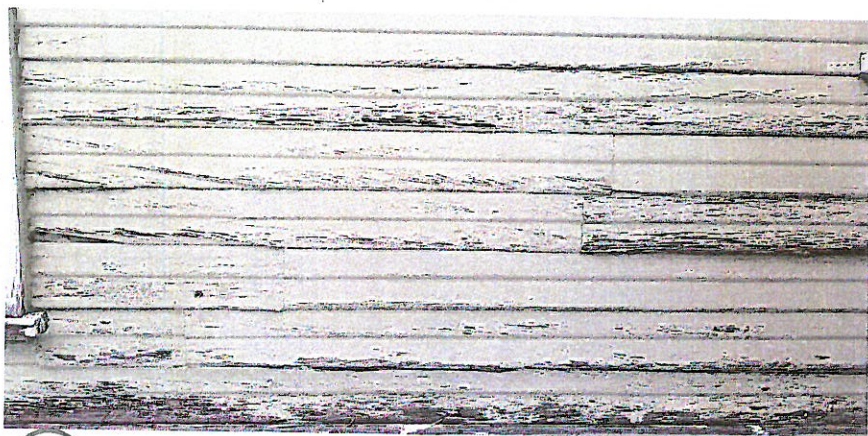
4/A NOT SALVAGABLE SIDING



5/A SOUTH EXPOSURE EFFECTS



6/A WEST WALL



7/A TYPICAL LAPBOARD



8/A DETERIORATED LAPBOARD



9/A LEADED WINDOW DETAIL



10/A NORTH 1ST STORY PORCH

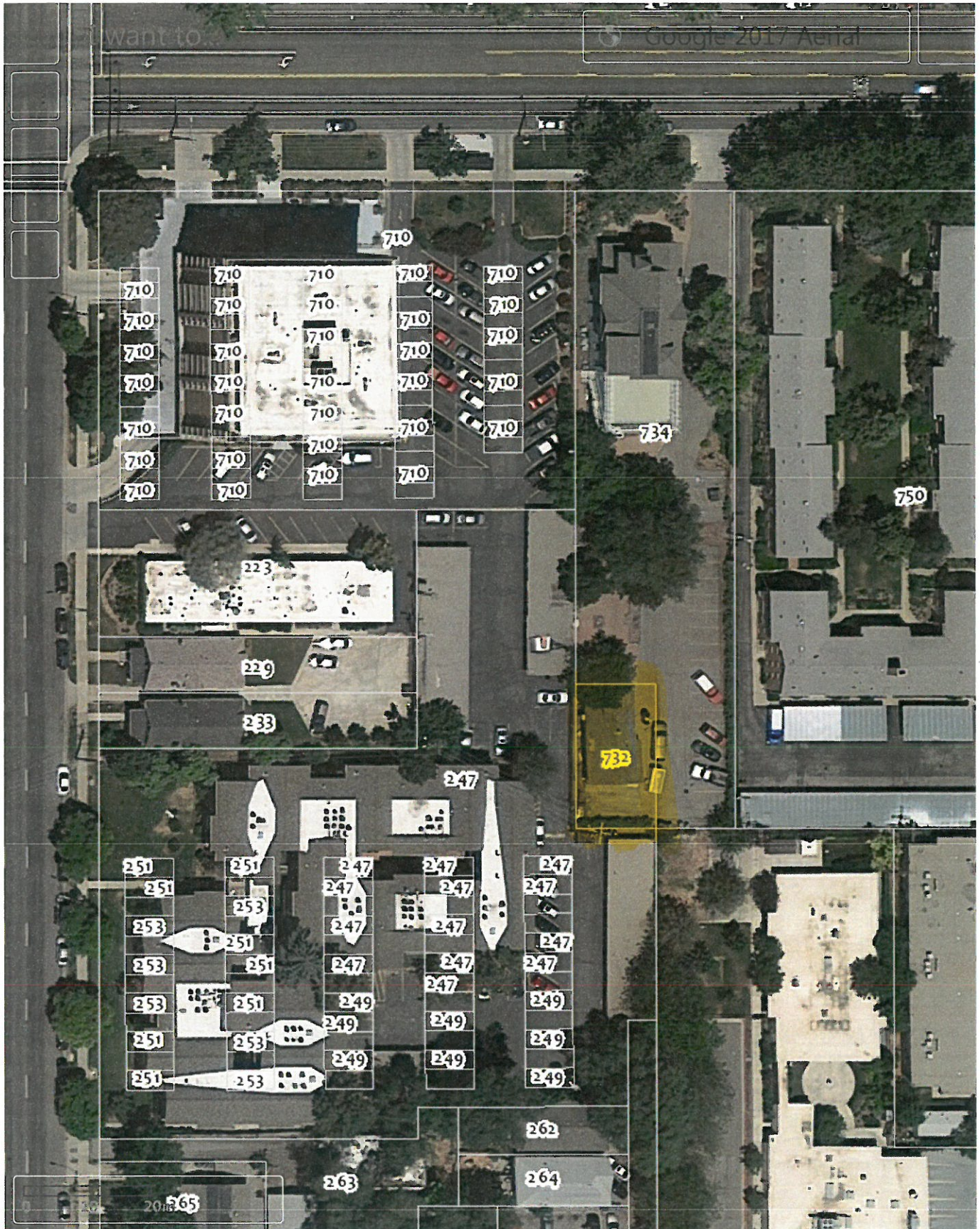
APPENDIX
of #1

EXAMPLES of CONDITION
SIDING & WINDOWS

732 EAST 200 SOUTH
REMODEL
SALT LAKE CITY UT.

732 east 200 south salt la

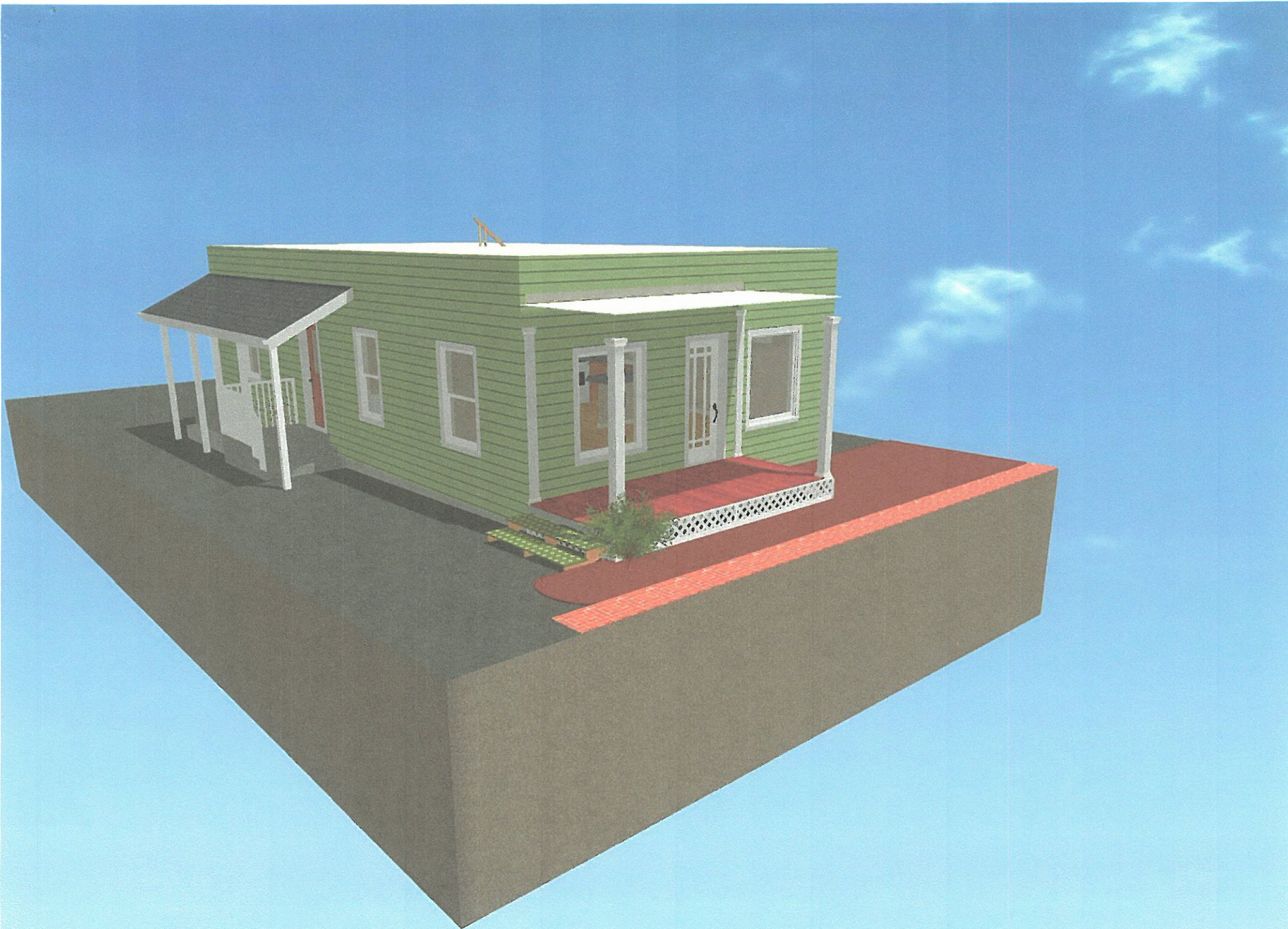
[Sign in](#)



732 E. 200 South
84102



E - N - W

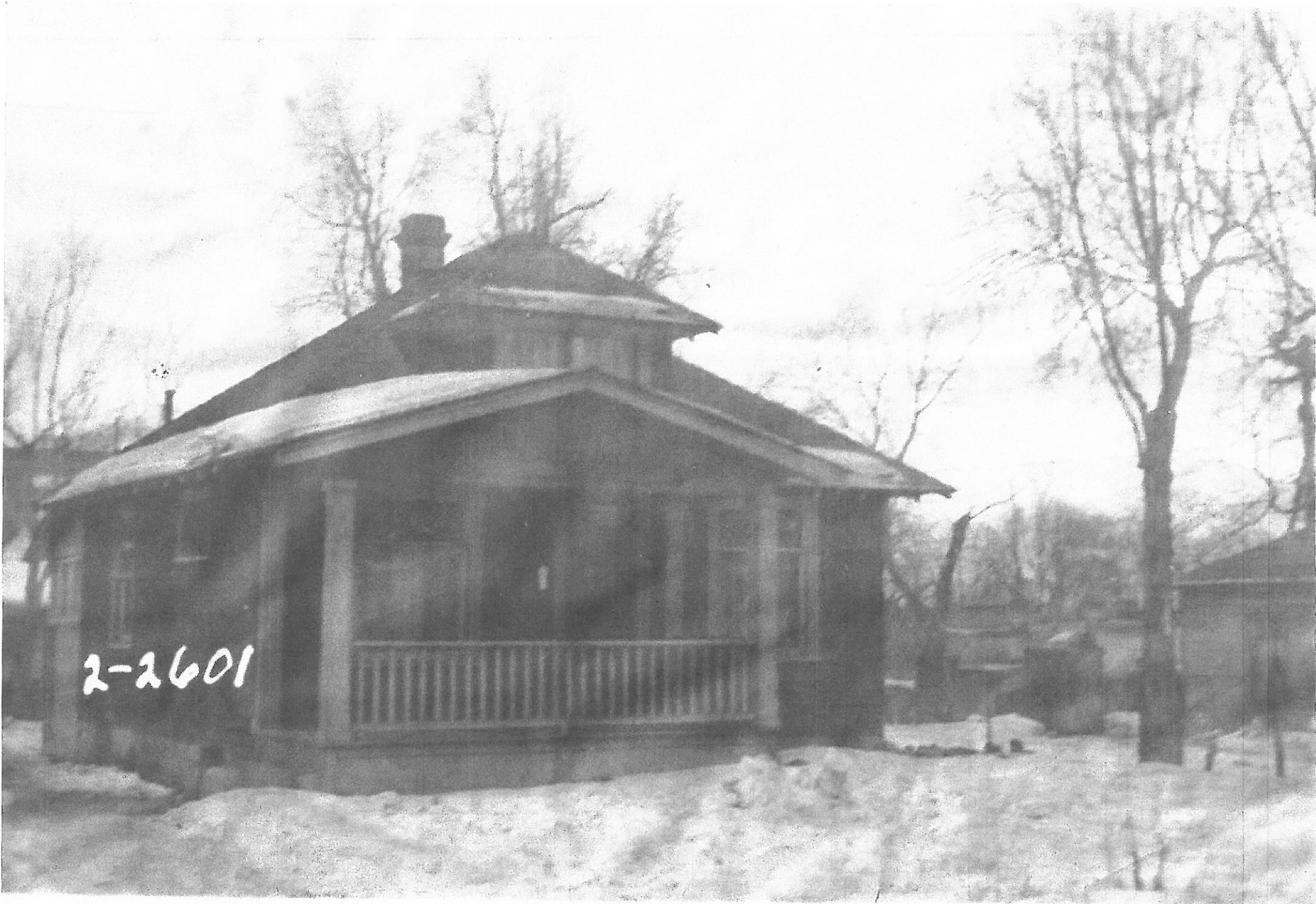


732 E 200 SOUTH
84102



March 5, 2020

W
|
E - N



2-2601

732 E 200 South
March 5, 2020

Historical pic from *San Francisco*
LINHEC2019-01088

ATTACHMENT C: Photographs



North Elevation



North and East Elevation



East Elevation



South and East Elevation



Rear Yard of the Subject Property



Rear of the Freeze Mansion



Subject Property



Subject Property

ATTACHMENT D: Design Standards and Guidelines

H Historic Preservation Overlay District – Standards for a Certificate of Appropriateness for Alteration of a Contributing Structure in a Historic District (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a noncontributing structure in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City. This proposal is reviewed in relation to the design standards that pertain in the following table.

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Chapter 8 Additions, Chapter 6 Architectural Details and Chapter 2 Building Materials & Finishes, provide historic design guidelines pertinent to this design review. Design Guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for Alteration of a Contributing Structure (21A.34.020.G).

Standard	Applicable Design Guideline	Finding
Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	NA	No specific recommendation findings are made in this review.
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	<p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <p>8.2 An addition should be designed to be compatible in size and scale with the main building.</p> <ul style="list-style-type: none"> • An addition should be set back from the primary facades in order to allow the original proportions and character of the building to remain prominent. • The addition should be kept visually subordinate to the historic portion of the building. • If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a “connector” link to the original building. <p>8.15 A rooftop addition should be situated well back from the front of the building.</p> <ul style="list-style-type: none"> • This will help preserve the original profile of the historically significant building as initially perceived from the street. 	No specific recommendation findings are made in this review.

	<p>8.16 The roof form and slope of the addition should be in character with the historic building.</p> <ul style="list-style-type: none"> Eave lines on the addition should be similar to those of the historic building or structure. <p>8.9 Original features should be maintained wherever possible when designing an addition.</p> <ul style="list-style-type: none"> Construction methods that would cause vibration which might damage historic foundations should be avoided. New drainage patterns should be designed to avoid adverse impacts to historic walls and foundations. <p>New alterations should be designed in such a way that they can be removed without destroying original materials or features wherever possible.</p>	
Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.	<p>8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. An alteration that seeks to imply an earlier period than that of the building should be avoided. <p>An alteration that covers historically significant features should be avoided</p>	No specific recommendation findings are made in this review.
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	<p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p>	No specific recommendation findings are made in this review.
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	<p>Preservation of Distinctive Features, Finishes and Construction</p> <ul style="list-style-type: none"> The proposal would alter the distinctive features, finishes and craftsmanship that contribute to the architectural significance of the subject property. If the roof of the historic building is symmetrically proportioned, the roof of 	No specific recommendation findings are made in this review.
Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the	<p>8.9 Original features should be maintained wherever possible when designing an addition.</p>	No specific recommendation findings are made in this review.

<p>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>	<ul style="list-style-type: none"> • Construction methods that would cause vibration which might damage historic foundations should be avoided. • New drainage patterns should be designed to avoid adverse impacts to historic walls and foundations. • New alterations should be designed in such a way that they can be removed without destroying original materials or features wherever possible. 	
<p>Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</p>	<p>NA</p>	
<p>Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p>	<p>8.3 A new addition should be designed to be recognized as a product of its own time.</p> <ul style="list-style-type: none"> • An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features. • A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction. 	<p>No specific recommendation findings are made in this review.</p>
<p>Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>	<p>8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.</p> <ul style="list-style-type: none"> • For example, if the building historically has a horizontal emphasis, this should be reflected in the addition. <p>8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period 	<p>No specific recommendation findings are made in this review.</p>

	<p>than that of the building should be avoided.</p> <ul style="list-style-type: none"> An alteration that covers historically significant features should be avoided. <p>8.8 Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.</p> <ul style="list-style-type: none"> Painted wood clapboard, wood shingle and brick are typical of many historic residential additions. See also the discussion of specific building types and styles, in the History and Architectural Styles section of the guidelines. <p>Brick, CMU, stucco or panelized products may be appropriate for some modern building.</p>	
<p>Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.</p>	<p>NA</p>	
<p>Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title.</p>	<p>NA</p>	

ATTACHMENT E: Special Exception Standards

Section 21A.06.050(C) authorizes the Historic Landmark Commission to review and approve certain special exceptions for properties located within an H Historic Preservation Overlay District. The applicant is requesting the following special exceptions:

- i. The applicant requests modifications to the required interior side yard on both the east and the west. The proposed setbacks are 6’9” on the east and 7’ on the west.
- ii. The applicant requests a reduction to the required rear yard of 18’9” to 2’.
- iii. The applicant requests a reduction of the required setback of 4’ for an accessory structure from the principal structure.

Standard	Finding
A. Compliance With Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.	The standards are not evaluated at this time.
B. No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.	The standards are not evaluated at this time.
C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.	The standards are not evaluated at this time.
D. Compatible With Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.	The standards are not evaluated at this time.
E. No Destruction Of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.	The standards are not evaluated at this time.
F. No Material Pollution Of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.	The standards are not evaluated at this time.
G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.	The standards are not evaluated at this time.