



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Amy Thompson, Senior Planner, amy.thompson@slcgov.com or 801-535-7281

Date: April 30, 2020 (Publishing Date)

Re: PLNHLC2020-00068, Demolition of a Contributing Structure - 58 E Hillside Avenue

Demolition of a Contributing Structure

PROPERTY ADDRESS: 58 E Hillside Avenue
PARCEL ID: 09-31-308-006
HISTORIC DISTRICT: Capitol Hill Local Historic District
ZONING DISTRICT: RMF-35– Moderate Density Multi-Family Residential & H – Historic Preservation Overlay District
MASTER PLAN: Capitol Hill Community Master Plan



REQUEST: Jeff Garbett, the owner of the property, is requesting a Certificate of Appropriateness (CoA) from the City to demolish the residential structure on the subject parcel. The building is a contributing structure in the Capitol Hill Local Historic District.

RECOMMENDATION: In Planning Staff's opinion, the requested demolition fails to substantially comply with the standards of approval in 21A.34.020.K as only one of the five standards for demolition have been met. Therefore, Staff recommends the Historic Landmark Commission (HLC) deny the request for demolition.

ATTACHMENTS:

- A. [Vicinity Map & Historic District Map](#)
- B. [Historic Survey Information](#)
- C. [Historic Tax Assessor Information](#)
- D. [Property and Vicinity Photos](#)
- E. [Information Submitted by Applicant](#)
- F. [Related Information – Civil Enforcement Case](#)
- G. [Analysis of Demolition Standards](#)
- H. [Master Plan Discussion](#)
- I. [Public Process & Comments](#)

REQUEST DESCRIPTION:



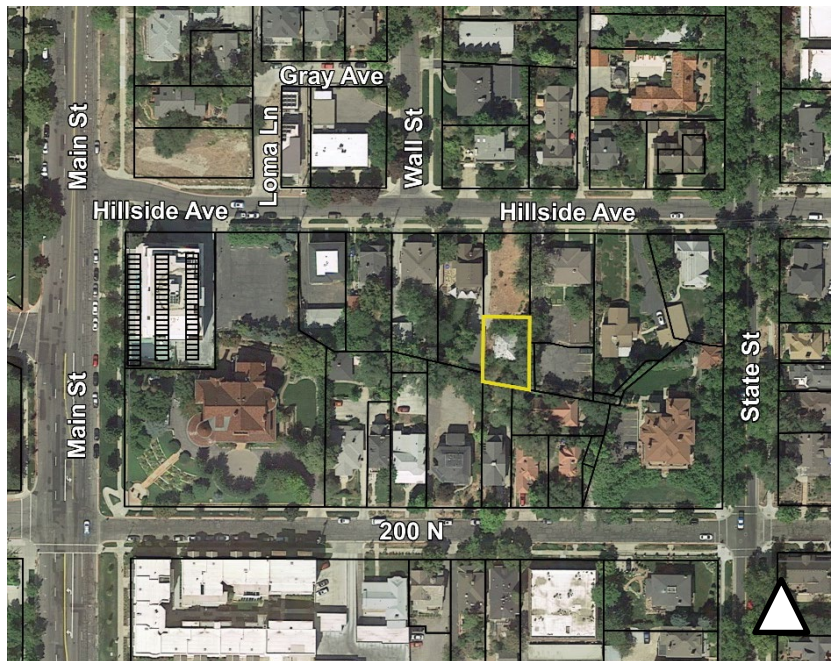
VIEW FROM HILLSIDE AVENUE FACING SOUTH

Jeff Garbett, the owner of the property, is proposing to demolish the residential structure on the subject lot in order to build a new single-family house on the property. No specific development plan has been submitted in conjunction with this demolition request. If the request for demolition is granted, the applicant would be required to submit an application for New Construction that would be reviewed and decided on by the HLC at a future public hearing date.

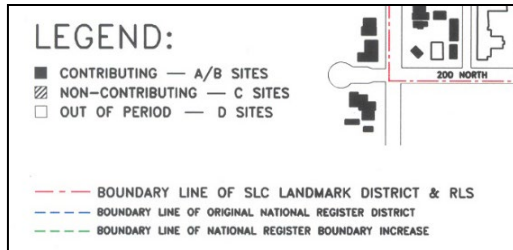
The applicant has submitted documentation as part of their application with the intent to substantiate their demolition request and to show why they believe demolition is warranted in this case. The narrative portion of the application is included as [Attachment E](#).

PROPERTY DESCRIPTION AND CONTEXT:

According to tax cards obtained from the Salt Lake County Assessor archives, and historic survey information, the subject structure was built in approximately 1896 and is one of the older homes located in the Arsenal Hill Neighborhood. The subject building is one story hipped roof house with two-over-two sash windows with a four-square (box) plan. The building is constructed in what is generally considered a Victorian/Other style. The Report prepared in conjunction with the most recent Reconnaissance Level Survey for Capitol Hill indicates that styles linked with the term "other" tend to be watered-down or unclassifiable versions of a particular style, however, the Capitol Hill Historic District has very few buildings that are pure examples of a single style.

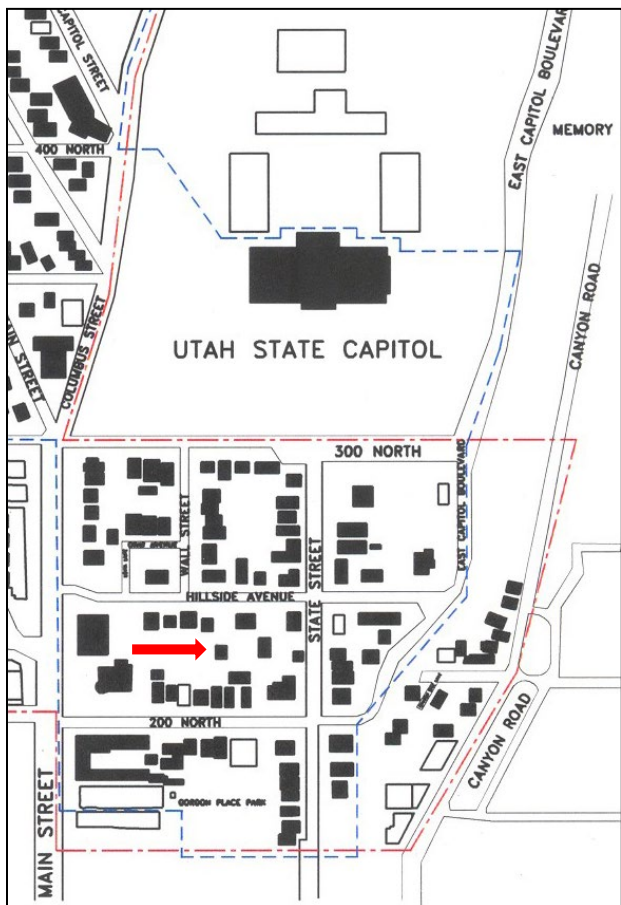


According to the most recent historic survey of the Capitol Hill Historic District, completed in 2006, the subject structure on the property is rated “B” or “Eligible, Contributing”. This survey was conducted by an independent third-party consultant meeting the qualifications set by the National Park Service using evaluation criteria guidelines established by the Utah State Historic Preservation Office (SHPO). The HLC reviewed



the survey information, took public comment, and adopted the survey. Though its architectural context is mixed, the area surrounding the subject structure retains significant integrity

The subject structure is setback from Hillside Avenue on a parcel located behind a separate vacant parcel that fronts on Hillside Avenue. Hillside Avenue is located just south of the Capitol Building between Main Street and State Street in the eastern area of the Capitol Hill Historic District known as the Arsenal Hill Neighborhood.



The Arsenal Hill Neighborhood includes the State Capitol complex and the residential neighborhood to the south. The boundaries of the residential neighborhood are 300 North to approximately 150 North, and Main Street to East Capitol Street. Arsenal Hill was named for the pioneer arsenal located on the upper hill. There were a few pioneer-era houses in the area, but most were destroyed when a forty-ton explosion of powder left the hill bare in 1876. With its fine views and proximity to the city center, Arsenal Hill became a fashionable neighborhood in the 1890s, and a number of large, high-style, architect-designed residences were built there for Salt Lake’s more prosperous residents. The completion of the imposing neo-classic State Capitol Building in 1916 added to the neighborhood’s desirability. Between the 1920s and 1950s, the neighborhood continued to develop with attractive, though more modest, infill homes and small apartment blocks.

The 2006 Reconnaissance Level Survey and Report breaks down the Capitol Hill Historic District into contextual periods of significance. The subject structure was built during the Victorian Urbanization Period, 1890-1911. The report reads, in part:

The Victorian era was Capitol Hill’s period of greatest growth. Seventy-five percent of the contributing historic resources were built between 1889 and 1912. Most were individual single-family dwellings built by family members on subdivided land, occasionally building new residences behind established homes with street frontage. In general, the types and styles of Victorian cottages were identical to the homes built throughout the city, but with slope-derived adaptations where necessary. During this period, many of the older homes were converted to cross wings or “dressed up” with Victorian ornamentation in the 1890s.

KEY ISSUES:

The key issues listed below were identified through planning staff's analysis of the project:

Issue 1 – Further Loss of Historic Resources: The subject building is set back from the street. A vacant parcel that could potentially be developed fronts Hillside Avenue; its development would block the subject building from having any visibility from Hillside Avenue. However, the proposed demolition would diminish the number of historic resources that make up the district as a whole. The structure does help tell the story of the district and contributes to the historic integrity and composition of the Capitol Hill neighborhood.

Issue 2 – Integrity of the Structure: While it is evident that the subject building is in poor condition, the integrity of the building remains. The subject structure has been rated “B” – Eligible Contributing” in the Capitol Hill Reconnaissance Level Survey (2006). According to the Utah State Historic Preservation Office, a rating of “B” means that the structure was built within the historic period (at least 50 years old) and retains integrity. It is a good example of an architectural style or building type but may not be well preserved or as well executed as “A” rated buildings or may have more substantial alterations or additions, but they are generally reversible. The overall integrity has been retained and is eligible as part of a historic district primarily for historic, rather than architectural, reasons.

The integrity of the subject building is the standard by which the proposed demolition is evaluated, as opposed to the fact that the building is in poor condition and uninhabited. The National Park Service defines “integrity” as “the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.” The structure retains its historic physical characteristics including a hipped roof, original windows, and building materials. The physical integrity of the subject site and structure is still evident in terms of location, design, setting, and materials.

NEXT STEPS:

Denial of the Demolition Request (Staff's Recommendation)

If the HLC does not find that the request for a CoA for demolition of a contributing structure substantially complies with the standards in section 21A.34.020.K1 of the zoning ordinance, then the HLC shall deny the request for a certificate of appropriateness for demolition. These standards and Planning Staff's analysis are included in [Attachment G](#).

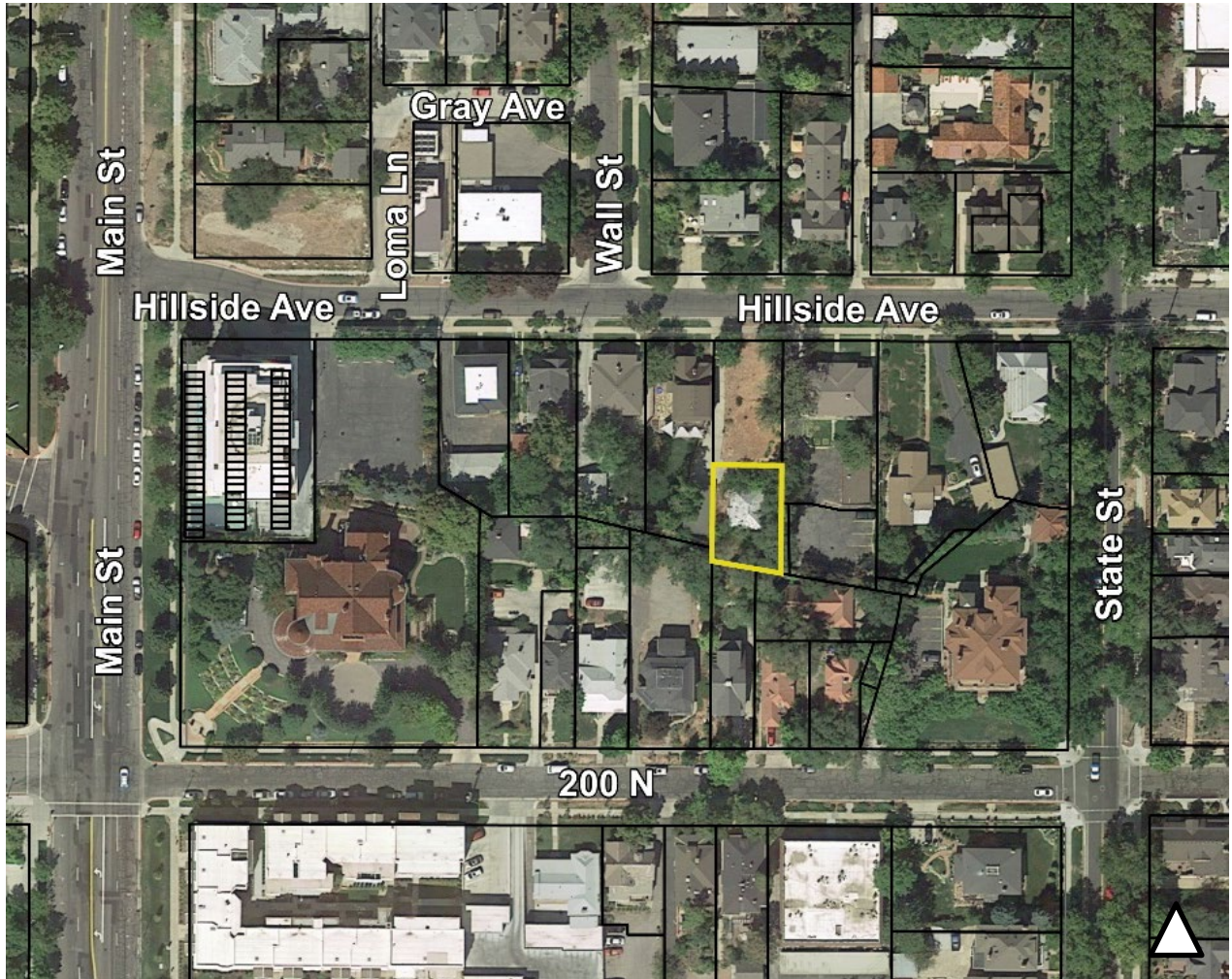
If the demolition request is denied, the owner and/or owner's representative will have one year from the end of the appeal period as described in chapter 21A.16 of the Salt Lake City zoning ordinance, to submit an application for determination of economic hardship if they choose to do so. A request for a determination of economic hardship will be processed in accordance with section 21A.34.020.L.

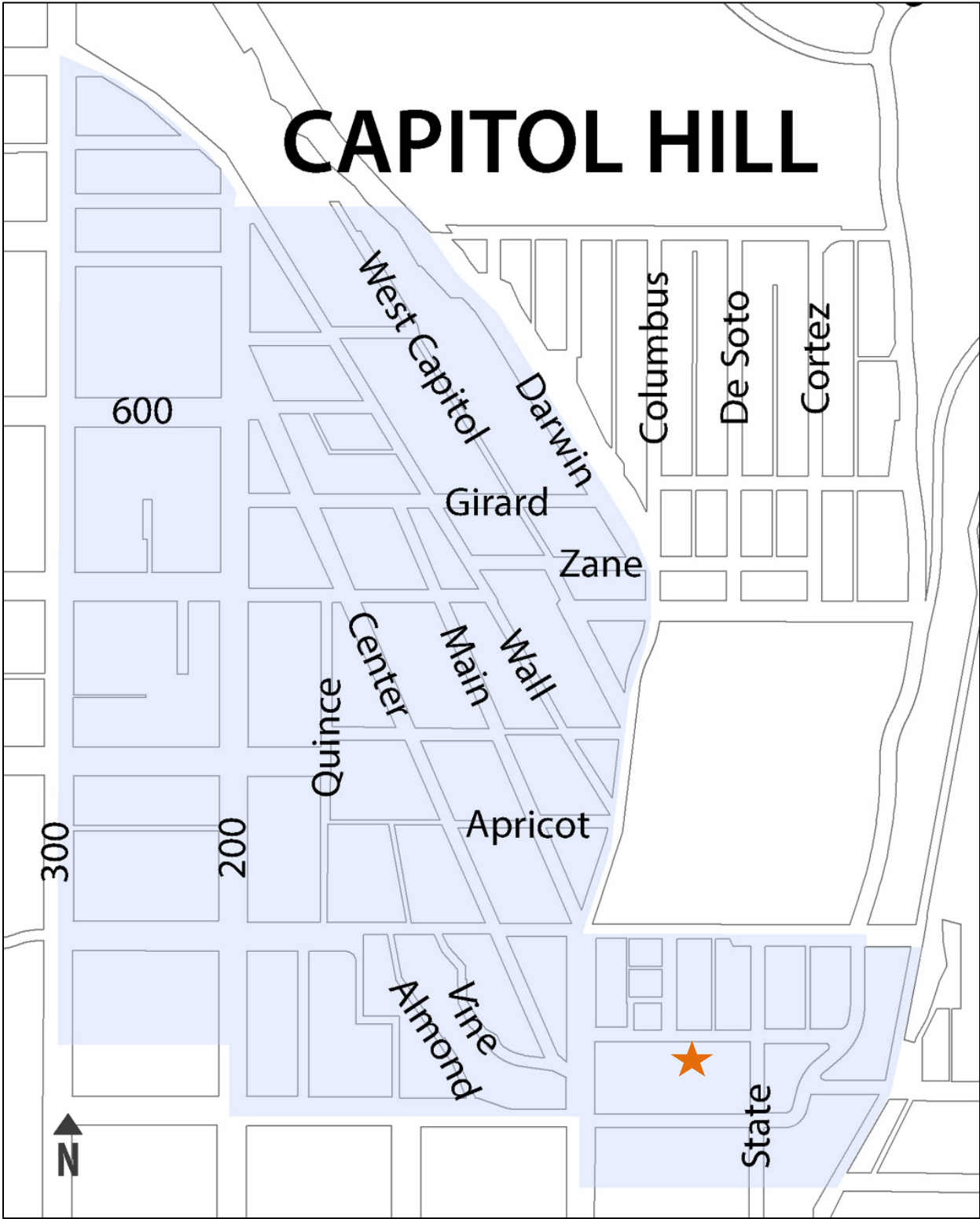
The applicant could also apply for a CoA to make alterations to the contributing structure in accordance with the standards of review in 21A.34.020.G, this request could include needed exterior repairs, or even an addition to the structure.

Approval of the Demolition Request

If the HLC finds that the request for a CoA for demolition substantially complies with the standards in 21A.34.020.K1 of the zoning ordinance, then the HLC shall approve the request for a CoA for demolition. A CoA for demolition will not be issued until the contributing building to be demolished is replaced with a new building that meets the criteria in 21A.34.020.M which includes meeting all applicable RMF-35 zoning standards and H Historic Preservation Overlay District standards for New Construction. All new construction in a local historic district requires review and approval from the HLC.

ATTACHMENT A – VICINITY MAP & HISTORIC DISTRICT MAP



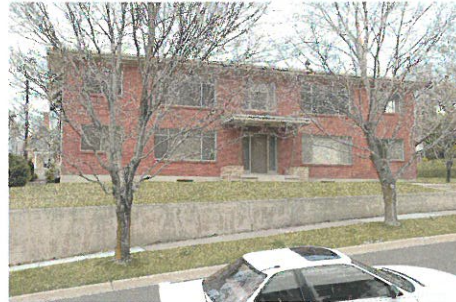


 *Approximate Property Location Within the Historic District*

ATTACHMENT B – HISTORIC SURVEY INFORMATION



30 E Hillside Avenue
A



35 E Hillside Avenue
D



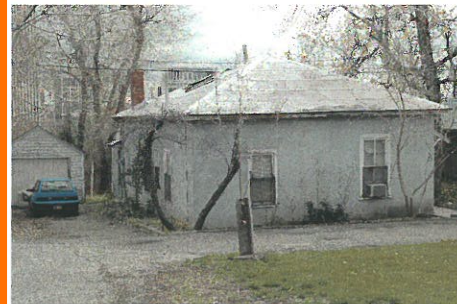
42-44 E Hillside Avenue
B



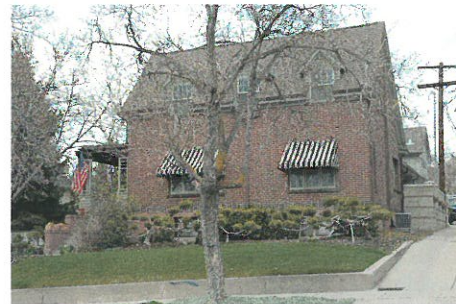
48 E Hillside Avenue
B



57 E Hillside Avenue
B



58 E Hillside Avenue
B



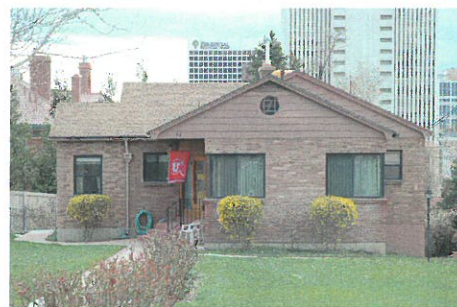
59 E Hillside Avenue
B



64-70 E Hillside Avenue
B



69 E Hillside Avenue
B



72 E Hillside Avenue
B



77-79 E Hillside Avenue
A



88 E Hillside Avenue
B (aka 233 N State Street)

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
30 E HILLSIDE AVENUE	A	1/1	1925	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	06 80	ROLLED ROOF N05
35 E HILLSIDE AVENUE	B	1/0 2	1961	REGULAR BRICK	LATE 20TH C.: OTHER	OTHER APT./HOTEL MULTIPLE DWELLING	06 05	N05
42 E HILLSIDE AVENUE	B	0/1 1	1928	REGULAR BRICK	PERIOD REVIVAL: OTHER	DOUBLE HOUSE / SINGLE DWELLING	06 80	DOUBLE HOUSE TYPE A; 42-44 E N05
48 E HILLSIDE AVENUE	B	1/0	1925	REGULAR BRICK	ENGLISH TUDOR	CENTRAL BLK W/ PROJ	06	NEWER PIGGY-BACK; NOT ELIGIBLE?
CAROL LIBDSAY ASHTON HOUSE		1		STONE:OTHER/UNDEF.	LATE 20TH C.: OTHER	SINGLE DWELLING		N05
57 E HILLSIDE AVENUE	B	0/0	1958	REGULAR BRICK ALUM./VINYL SIDING FLAGSTONE	MODERN: OTHER LATE 20TH C.: OTHER	OTHER RESIDENTIAL	06	
		2				SINGLE DWELLING	05	N05
58 E HILLSIDE AVENUE JOHNSON, JOHN, HOUSE	B	0/1 1	c. 1880	STUCCO/PLASTER	VICTORIAN: OTHER	FOURSQUARE (BOX) SINGLE DWELLING	06 05	SET BACK FROM STREET N05
59 E HILLSIDE AVENUE	B	0/0	1927	REGULAR BRICK	COLONIAL REVIVAL PERIOD REVIVAL: OTHER	OTHER RESIDENTIAL	06	LARGE REAR ADDITION
MENDENHALL, BAYARD W., HOUSE		1.5				SINGLE DWELLING	05	N05
64 E HILLSIDE AVENUE	B	0/1	1951	STRIATED BRICK FLAGSTONE	EARLY RANCH (GEN.)	OTHER APT./HOTEL	06	FOUPLEX 64-70 E
		1.5				MULTIPLE DWELLING	05	N05
69 E HILLSIDE AVENUE	B	0/1	1928	SHINGLE SIDING	COLONIAL REVIVAL PERIOD REVIVAL: OTHER	OTHER RESIDENTIAL	06	
WOOD, GEORGE H., HOUSE		2.5				SINGLE DWELLING	05	N05
72 E HILLSIDE AVENUE	B	1/0 1	1961	REGULAR BRICK	POST-WWII: OTHER	OTHER LATE 20TH C. SINGLE DWELLING	06 05	SET BACK FROM STREET N05
GUDMINDSEN, CHRISTIAN R.,								
79 E HILLSIDE AVENUE	A	0/1	1939	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	DOUBLE HOUSE /	06	77-79 E
WOOD, HEYMAN		2				MULTIPLE DWELLING	05	N05

?=approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterd D=ineligible/out of period U=undetermined/lack of info X=demolished

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 58 Hillside Ave

UTM: 11269 11270

Name of Structure:

T.01.0 N R.01.0 E S. 31

Present Owner: Jensen, Lois G.
48 Hillside Ave.

Owner Address: SLC, UT 84103

Year Built (Tax Record): 1896

Effective Age: 1920

Tax #: 04 2358

Legal Description 01 Kind of Building: residence

com S 80- E 56 ft fr SW cor lot 8 blk 2 plat E SLC sur N 80-W 56 ft N 76 F
T E 55 1/12 ft S to beg

STATUS/USE 2

Original Owner: John Johnson

Construction Date: c. 1830

Demolition Date:

Original Use: single family

Present Use: single family

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|--|--|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input checked="" type="checkbox"/> Contributory | <input type="checkbox"/> Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs: 1980

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/ Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

- SLC Building Permit, #581/2
- Salt Lake County Plat Records, 1860-1940
- Sanborn Maps, SLC, 1898, 1911, 1930, 1969
- Sloan, SLC Directory, 1869, 74
- Hannaahs, " " , 1873
- Culmer, " " , 1879-80
- U.S. Directory, 1885
- Stenhouse, 1888
- Kelly, 1889
- Polk, 1892-1940

Researcher: Robert Higie

Date: 5/80

Street Address: 58 Hillside c.1875

Site No:

4
ARCHITECTURE

Architect/Builder:

Building Materials: stucco

Building Type/Style:

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a hipped roof structure of one story. Windows are the two-over-two sash type.

Photos

5
HISTORY

Statement of Historical Significance:

Construction Date:

This structure maybe one of the older homes located on Arsenal Hill. It was built by John Johnson sometime around 1880. Johnson was a shoemaker whose wife, Elma Johnson, continued to live in the home until (her death?) in 1898. In that year the court decreed the property to Mary E. Osborne who in turn resold it to Thomas & Anna Marmane that same year.

Marmane was a dealer in wholesale and retail selling of hay, grain, flour and coal. He bought the property as an investment. In c.1909 he had another home built behind the original structure. Michael F. Boyle purchased the older home as an investment, while the second was sold to Gustav and Marie Venz in 1909. Boyle sold his home in 1916 to Frederick Mugleston and they to Rose Mugleston in 1935.

ATTACHMENT C – HISTORIC TAX ASSESSOR INFORMATION

Owner's Name Mary Venz Desc. 11
 Owner's Address Rear 58 Hillside Ave., City
 Location Lot 8, Block 2, Plat E, SLC Survey
 Kind of Building Res Street No. Rear 58 Hillside Ave
 Schedule 1 Class 4 Base Factor 197 x 1.03

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		832	\$ 303	\$ 1689
	x x			\$	
	x x			\$	
	x x			\$	

No. of Rooms 4 Condition Good

Description of Building	Add	Deduct
Foundation—Stone..... Conc..... None.....		
Ext. Walls.....		
Roof—Type..... Mat.....		
Dormers—Small..... Med..... Lg.....		
Bays—Small..... Med..... Lg.....		
Porches—Front..... x @ 50		
Rear..... x @ 110	155	10070
Basement..... Floor.....		
Attic—Rooms..... Fin..... Unfin.....		
Plumbing—{ Class..... Tub..... Trays..... Basin..... Sink..... Toilet..... Urinals..... Fountains.....		
Heat—Stove..... H.A..... Steam..... S.....		
Finish—{ Hd. Wd..... Floors—{ Hd. Wd..... Fir..... Fir.....		
Cabinets..... Mantels.....		90
Tile—{ Walls..... Floors.....		
Lighting—Lamp..... Drops..... Fix.....		
Total Additions and Deductions.....	194	90
Net Addition or Deductions.....		

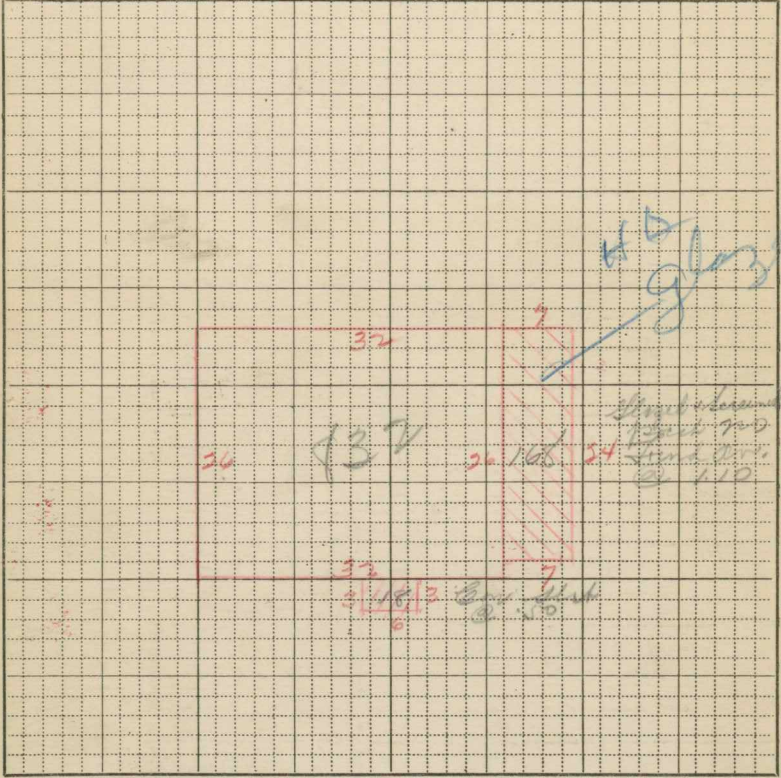
Age 40 Yrs. by { Est. Owner
 Tenant
 Neighbors
 Records REPRODUCTION VALUE \$ 1793
 Depreciation 53/47 % \$ 843
 Reproduction Val. Minus Dep. \$ 843

Remodeled..... Est. Cost..... Remodeling Inc..... % \$
 Garage—S s—C 2 \$
 Cars 1 Walls siding \$ 24
 Roof P. Shg Size 12 x 20 Age 1951 \$
 Floor ? Cost 222 Depreciated Value Garage \$ 222

Remarks..... Total \$ 867
 Obsolescence % \$
 Total Building Value \$

Original Record..... Appraised..... 193.....
 Card No..... Year..... By.....

Full



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
Opal Wood Shop		x				
L.P. Post Shop		x				
Wood Shop	10	12 x 8	96	35	34	26
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

09-31-308-006

1984, March 1

58 E. Hillside

Serial:

4-2358

09-31-308-006



58 E. Hillside

3-1-84

311

09-31-308-006

F 3 1 4 0 6 1 1 1 1 1

1939 1940 1941 1942 1943 1944 1945 1946 1947 1948

OUT BLDGS.	X1936	X1937	X1938	X1939	X1940	X1941	X1942	X1943	X1944	X1945	X1946	X1947	X1948	REMARKS
Res	878	852	826	800	775	775	775	775	775	775	775	775	775	93
1951 gar			222	218	213	209	204	204	200	200	200	200		
T			1048	1018	988	984	979	979	975	975	975	975		
4090	350	340	420	405	395	395	390	390	390	390	390	390		
GARAGE	21	20	19	18	17									
TOTAL OUT BUILDINGS														
RESIDENCE VALUE [NET]	446 789	771	753	736	718	700	682	664	646	628	610	592	574	
TOTAL BLDG. VALUE	810	791	772	754	735	700	682	664	646	628	610	592	574	
ASSESSED VALUE													360	

RECORD OF ASSESSMENT OF IMPROVEMENTS

Salt Lake COUNTY

SERIAL NO. 4-2358

OWNER'S NAME Mary Venz

OWNER'S ADDRESS Rear 58 Hillside Ave., City

LOCATION Lot 8, Block 2, Plat E, SLC Survey

FORM TC-74B
STATE OF UTAH
STATE TAX COMMISSION

GOTTSCHALL PTG. 5-16-36

Location _____
 Kind of Bldg. Res St. No. 58 Hillside Ave Rear
 Class 4 Type 1 2 3 4. Cost \$ 2042 1931. X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		832		\$ 1931.
	x x				
	x x				

Gar.—Carport x Flr. _____ Walls _____ Cl. _____

Description of Buildings		Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____		
Ext. Walls <u>Stucco on Frame</u> <input checked="" type="checkbox"/>		
Insulation—Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Hip</u> Mtl. <u>shg</u> <input checked="" type="checkbox"/>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front <u>conc. slab</u> <u>18'</u> @ <u>25</u>		45
Rear <u>glazed</u> <u>168'</u> @ <u>100</u>		168
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ Full _____ Floor <u>Dirt</u>		70
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays _____	350
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Built-in-Appliances _____		
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. _____ Blr. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <u>3</u> Hd. Wd. _____		
Floor—Fir <u>3</u> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainseot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; <u>Metal D. 1</u> S. _____		30
Total Additions		663

Year Built <u>1896</u>	Avg. _____	Current Value	\$ <u>2594.</u>
	Age <u>61</u>	Commission Adj. _____ %	
Inf. by {	Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	
		Depr. Col. <u>1 2 3 4 5 6</u> <u>30</u> %	
Remodel Year _____	Est. Cost _____	Current Value Minus Depr.	\$ <u>778.</u>
Garage—Class <u>2</u>	Depr. <u>2%</u> <u>3%</u>	Carport—Factor _____	
Cars <u>1</u>	Floor <u>Dirt</u>	Walls <u>Sid</u>	Roof <u>Bt Shg</u> Doors _____
Size— <u>12</u> x <u>20</u>	Age <u>6</u>	Cost <u>227</u>	x <u>82</u> % <u>162.</u>
Other _____		<u>198.</u>	
Total Building Value			\$ _____

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

1958

1959

1960

OUTBUILDINGS

1961

1962

1963

1964

1965

REMARKS

INCREASE % /
BY STATE TAX COMM.

GARAGE

156

150

145

139

133

127

121

115

RESIDENCE

VALUE [NET]

778

778

778

778

778

778

986

778

TOTAL

BUILDING VALUE

934

928

923

917

911

905

1107

793

ASSESSED

VALUE

375

370

370

365

400390

365

360

445

355

RECORD OF ASSESSMENT OF IMPROVEMENT

AVIATION
VEHICLE
BUILDING
LIFTING
AVIATION
RESIDENCE
GARAGE

S. L. COUNTY SERIAL NO. 4-2358

NAME OF OWNER _____

ADDRESS OF OWNER _____

LOCATION _____

IMPROVEMENTS

REMARKS

Owners Name _____

Location _____

Kind of Bldg. Res. St. No. 58 Hillside Ave

Class 3 Type 1 2 3 4. Cost \$ 4091. X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	1000		\$ 4091	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. ✓ Sills _____

Ext. Walls STUCCO-ON-FRAME

Roof Type HIP Mtl. PAT

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ 18# @ .60 11

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ $\frac{3}{4}$ Full _____ Floor DIRT 50 FLD

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____
Basin 1 Sink 1 Toilet 1
Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____

Heat—Stove _____ H.A. _____ FA ✓ HW _____ Stkr _____ Elec. _____

Oil _____ Gas ✓ Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. _____ Hd. Wd. _____ Panel _____

Floor—Fir. _____ Hd. Wd _____ Other _____

Cabinets _____ Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. 1 S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions 1025 :

Year Built 1896 Avg. 1.68 Replacement Cost 5116

Age 2. Obsolescence

Inf. by { Owner - Tenant - Adj. Bld. Value

{ Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

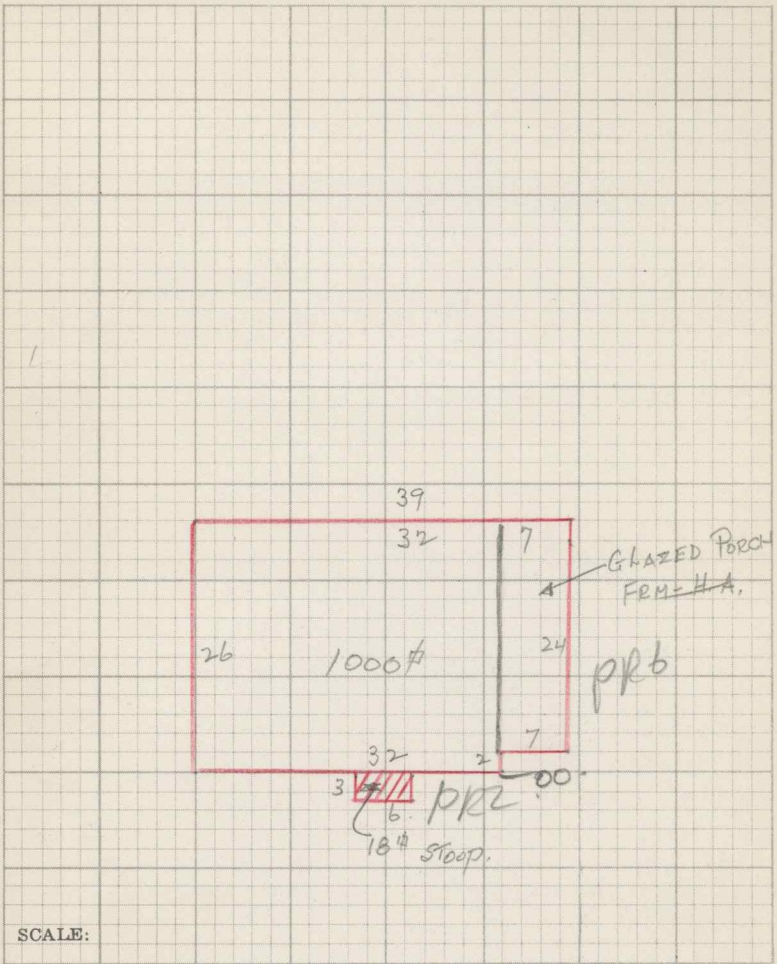
Total Value from reverse side GARAGE 146

Total Building Value \$

Appraised ① 7/29 19 64 By 1324-1609

Appraised ② _____ 19 _____ By _____

Deep 3/24/19
 215



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>BLDGs - N.T.V.</i>		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 3%

Cars 1 Floor DIRT Walls SID. Roof PAT Doors ✓

Size 12 x 20 Age 13 Cost 239 x 47%

1940 Base Cost _____ x 41 % Depr. 146

Total _____

REMARKS _____

SERIAL NO. 4-2358

BUILDINGS	1965	1967	1968	1969						
		(3)								
GARAGE	146	131	117	110						
RESIDENCE	1944	2123	2353	2584						
TOTAL	2090	2254	2470	2694						
EQUALIZATION										
FACTOR	X 20%	X	X 20%	X	X	X	X	X	X	X
NET TOTAL										
ASSESSED										
VALUE	420	450	495	540						

Benjamin B. & Ella S. Bowen
 58 Hillside Ave. (Rear) 4-2358
 City 16

Com S 80° E 56 ft fr SW cor Lot 8, Blk
 2, Plat "E", SLC Sur, N 80° W 56 ft; N
 76 ft; E 55 1/12 ft; S to beg.

165

PARCEL NO.	FRONTAGE	DEPTH		CORNER		
	OR AREA	FACTOR	RATE	INFLU- ENCE	RATE	VALUE
	55	1307	60.			1013

TOTAL
 ASSESSED VALUE

203

Claire M. Gouley
 1216 West Carlton Ave.
 West Covina, California

4-2358

Com S 80° E 56 ft fr SW cor Lot 8, Blk
 2, Plat "E", SLC Sur, N 80° W 56 ft; N
 76 ft; E 55 1/12 ft; S to beg

PARCEL NO.	FRONTAGE	DEPTH	RATE	CORNER	RATE	VALUE
	OR AREA	FACTOR		INFLU- ENCE		
	55'					2252
	X 81.1'	.273	150 90			1351

TOTAL
 +25%
 ASSESSED VALUE
 1-23-63

340
~~270~~
 750
 NB

BLOTTER NO.

PLAT

SEC.

TOWNSHIP

RANGE

DESCRIPTION NO.

36

8

2

E

//

4-2358

~~Benjamin B. & Ella S. Bowen~~~~Mary Venz, Rear 58 Hillside Ave.~~~~Claire M. Gouley~~

Lois G. Jensen

NO. ACRES

VALUE R. E.

VALUE IMPS.

2358

Com S 80° E 56 ft frm S.W. Cor lot 8, N 80° W 56 ft; N 76 ft;
E 55 1/12 ft; S to beg.

(Deed)

(Venz)

CLASS	BASEMENT	ROOMS	STORIES
Single Dwlg.	Full	Living	1
Double "	Half	Dining	2
Apartment	Quarter	Bed	3
Store Bldg.		Bath	4
Office "	ROOF	Halls	5 to
Hotel "	Shingle	Kitchen	
Warehouse	Gravel	Sleeping Porch	
Garage	Tile		
		REPAIRS	
CONSTRUCTION	HEATING	Good	
Frame	Stove	Fair	
Brick	Hot Air	Bad	
Cement	Steam		
Steel Frame	Hot Water	Dimensions of Bldg.	
FOUNDATION	FINISH		
Stone	Hardwood	House No.	
Concrete	Pine	Inspected	
Brick	Fir		

Handwritten notes in red ink:
 1/2 x 1/2
 1/2 x 1/2
 1/2 x 1/2
 1/2 x 1/2

ATTACHMENT D – PROPERTY AND VICINITY PHOTOS



View of subject property from Hillside Avenue looking south



Streetscape – South side of from Hillside Avenue looking south

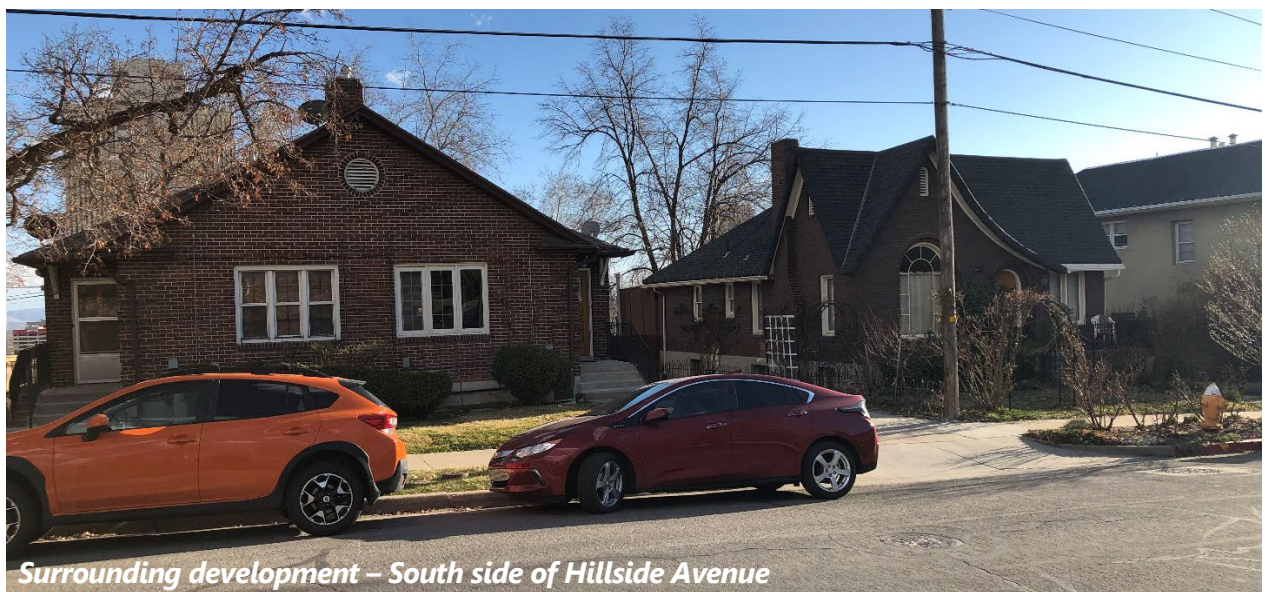




Surrounding development – North side of Hillside Avenue



Surrounding development – North side of Hillside Avenue



Surrounding development – South side of Hillside Avenue

ATTACHMENT E – INFORMATION SUBMITTED BY APPLICANT

HP: Demolition Contributing Building

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
PLNHLC 2020-00068	A. Gray	1-24-2020	RMF-35
Project Name: 58 E. Hillside			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: Demolition of existing structure (Capitol Hill)

Address of Subject Property: 58 E. Hillside Ave.

Name of Applicant: Jeff Garbett
Phone: [REDACTED]

Address of Applicant: 273 E. Capitol St.

E-mail of Applicant: jeff@garbetthomes.com
Cell/Fax: /

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner: Phone:

AVAILABLE CONSULTATION

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

WHERE TO FILE THE COMPLETE APPLICATION

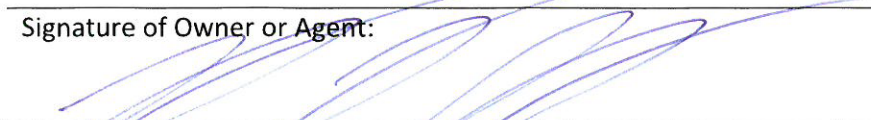
<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
---	---

REQUIRED FEE

Filing fee of \$517, plus additional cost of postage for mailing notice.

SIGNATURE

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

Signature of Owner or Agent: 	Date: 1/23/2020
---	-----------------

SUBMITTAL REQUIREMENTS

Staff Review

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Pre-submittal meeting
A pre-submittal meeting for all demolition requests involving historic landmarks and properties located within locally designated historic districts should be scheduled prior to submitting this application. To request a pre-submittal meeting please contact the Planning Counter either by email, zoning@slcgov.com , or by calling (801) 535-7700 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Project description (please attach additional sheet)
Written description of your proposal with explanation of why the demolition is necessary |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Show integrity of the structure
Historic photographs of existing building(s)
(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Current photographs of each side of the building. Interior photographs which help indicate the structural condition should be submitted as well |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Show streetscape condition
Photographs showing the streetscape and surrounding contributing and noncontributing structures |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Show no willful neglect, as evidenced by:
Willful or negligent acts that have caused significant deterioration of the structural integrity of the contributing principal building to the point that the building fails to substantially conform to applicable standards of the state construction code, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Failure to perform routine and appropriate maintenance and repairs to maintain the structural integrity of the contributing principal building, or |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Failure to secure and board the contributing principal building, if vacant, per Section 18.64.045 of this title. |

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.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

58 East Hillside Ave
Demolition Application

Jeff Garbett

Project Description:

I'm proposing to demolish the existing structure to build a single family rambler style home with a detached garage. The new home at 58 E. Hillside Ave. will follow city code and zoning ordinances. It will showcase modern contemporary design with an emphasis on energy efficiency.



Historic Photo 1977



Photo 2020

K. The Application for the Demolition of the Structure at 58 E. Hillside Ave complies with the demolition standards in the following ways:

1. Standards for Approval of a Certificate of Appropriateness for demolition
 - a. The physical integrity of the site as defined in subsection C15b of this section is not evident. The National Register of Historic Places says that "Integrity is the ability of a property to convey its significance". According to the National Register of Historic places a historic property will always possess several, and usually most, of the following characteristics:

Location: While the home hasn't been moved, there is no substantive historic event associated with the land that it sits on.

Design: "Results from the conscious decisions made during the original conception and planning of a property (or its significant alteration)". The home shows no deliberate or conscious purpose to achieve a particular style, or defining characteristics. The design elements that this home fits within the foursquare style guide, are essentially the same qualifications that would qualify any home as a foursquare style home. It has a roof, windows, and walls, and a foundation. But there was no deliberate effort to showcase the design features that make foursquare buildings purposefully unique. As demonstrated by the haphazard design elements along all sides of the home.

According to the HLC style guide a foursquare building exhibits the following characteristics.

Foursquare

4 Historic Context and Architectural Styles

Characteristics

- looks like a box
- low-pitched hipped roof
- one-over-one, double-hung windows, or
- ✗ one-light, fixed window; with fixed transom
- ✗ prominent lintels and sills
- ✗ full, open porch
- ✗ wide eaves
- ✗ brackets in some instances
- dormers: shed roof, hipped (with a low pitch), gabled (sometimes with a pediment)
- outside siding: wood clapboard, stucco, brick. Dormer walls shingled in Craftsman examples.
- ✗ rare examples have quoins
- concrete or brick foundation
- rear, frame shed roof addition (or secondary space) at rear
- ✗ if Classical or Colonial Revival: vertical rail balustrade on porch, round porch columns with Doric capitals that are sometimes doubled and a broad fascia that is an entablature
- ✗ if Craftsman, porch has square posts, tapered arched openings, brick pony walls



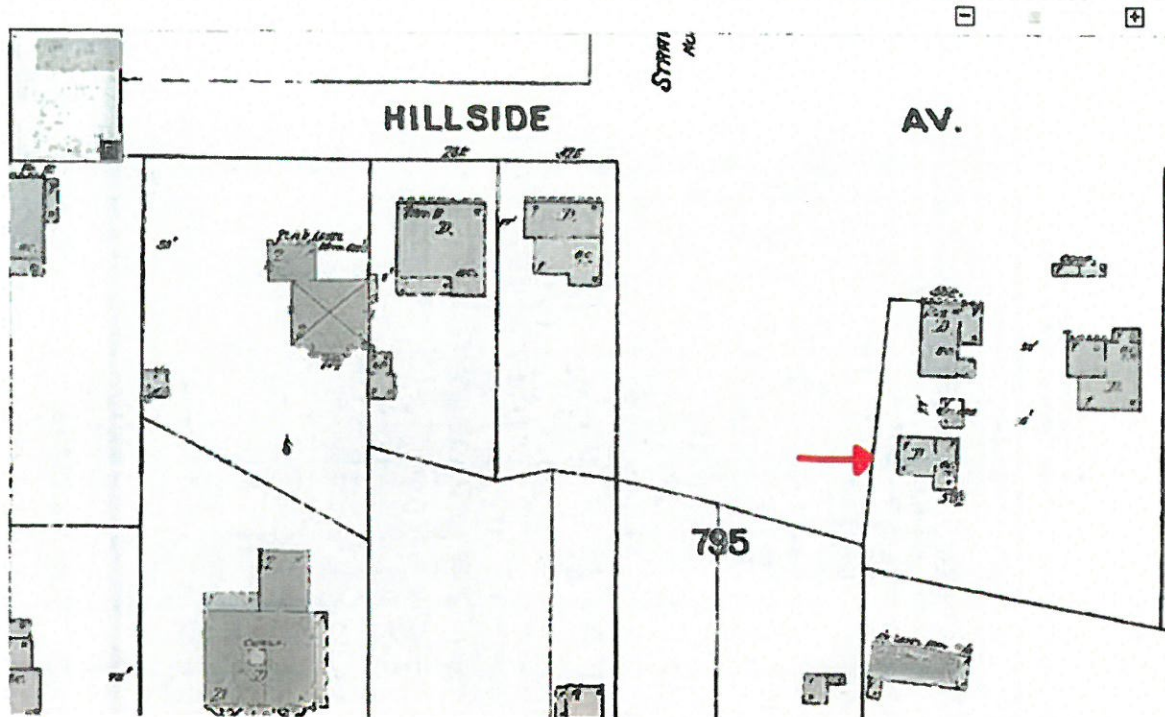
Because of its simplicity, the Foursquare lends itself to many styles. With thick square posts and exposed rafters it take on a Craftsman tone. With rounded porch columns and a pediment on the porch roof it becomes classical.

Some

Below are two survey sheets that show significant changes and additions to the structure over the span of just 13 demonstrating the progression of the homes was due to stages of building rather than deliberate design decisions. This survey shows the earliest record of the buildings dimensions. Between the two surveys the building more than doubled in size, and was significantly altered with an emphasis on size over design.

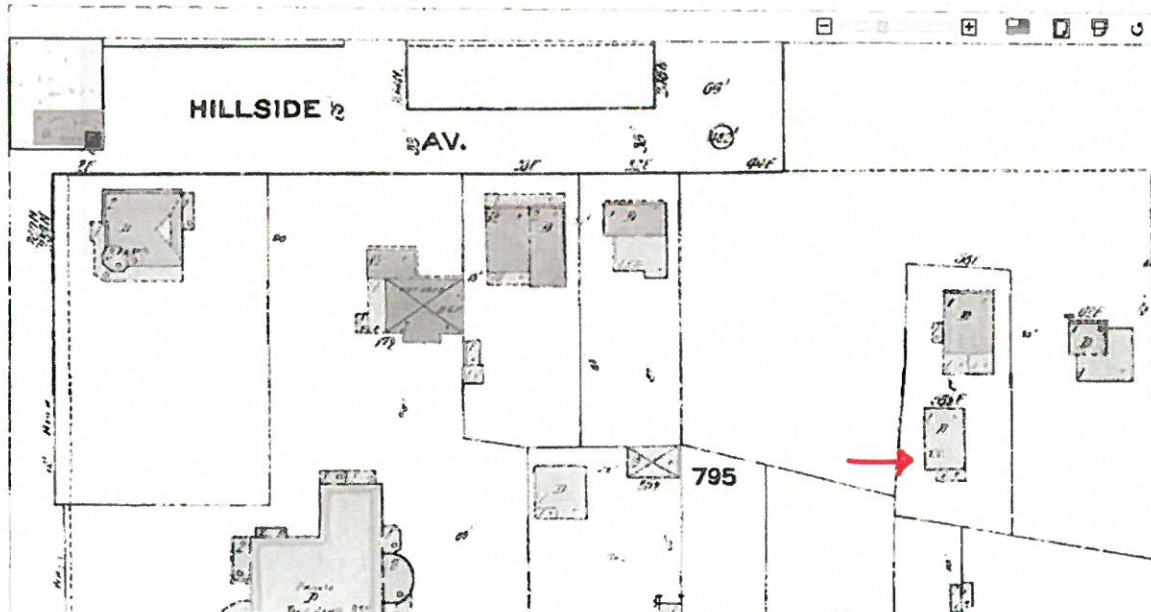
Salt Lake City, 1898: Sheet 125

View Description



Salt Lake City, 1911: Sheet 039

View Description



Setting: “Refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.” The home to the North was purchased by its owner as an investment, who then decided to maximize his investment by building another home behind it. This afterthought on a rear parcel not visible from the street scape is how 58 East hillside came to be built. It played no significant role by its placement or influence on historic events or historic area.

Materials: “The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.” There is nothing remarkable about the materials of the building, and it has already been demonstrated how the materials of the building have changed over the years. During each remodel or addition of the building the home has changed to lose all integrity of the material side of the building, this is amply demonstrated in the plastic sheet of roofing, to the metal storm doors on the home. In addition toxic, and dangerous materials have been added to the home such as Asbestos and Lead paint that make the home a health hazard and will need to be mitigated in any iteration of the homes future.

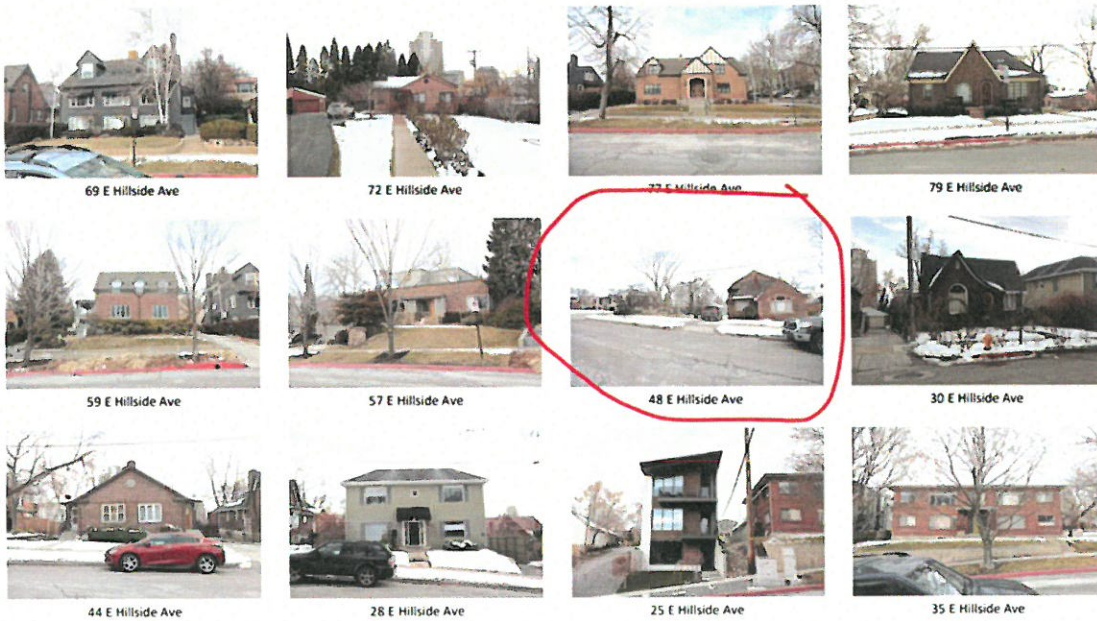
Workmanship: “Is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.” This home shows no integrity of original workmanship to make this a great illustration of a period piece of workmanship. It is a hodgepodge of materials and styles from its redesigns and additions over the years.

Feeling: “Is the property’s expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features the, taken together, convey the property’s historic character.” Likely due to the location of the home, not being visible from the street, no real thought or effort has gone into the design or workmanship of the home during any of it’s iterations, and therefore does not convey integrity of historic feeling.

Association: “The direct link between an important historic event, person. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship with an observer.” Since there has never been an historic event, or historic personage tied to this home, it has no integrity by association.

The National Register for historic places guidelines demand more than a home being old, or even being able to identify who lived or owned them to qualify as an historic property, and qualify for Historical Integrity. There must be direct ties to a person of significant historical context, or an event of significant historical context. Then the home, must maintain enough of the above qualifiers in its original form or thru purposeful additions to qualify. The property at 58 East fails to qualify in any of the 7 categories.

b. The Streetscape within the context of the Historic preservation overlay district would not be negatively affected. This is easily demonstrated by the position of the home as a rear lot, and the intent to build a new home on the parcel abutting the streetscape that will block the home from view of the street. The land also slopes downward from the street to the south of the property. So there is also a natural obscuring that occurs from the street as well. The intended project on the front parcel, which I own, will be a two story and will blend in nicely with the size and blocking of the streetscape both of its neighbors being 2 story homes.



C. The demolition would not create a material adverse effect on the concentration of historic resources used to define the boundaries or maintain the integrity of the district. The Front parcel will be a new construction noncontributing building and the demolition of the existing structure and building of another new single family home on the rear parcel will make for more visual continuity if any, because most of the structure from any street view will be blocked by the front parcel structure. Due to the excellent concentration of historic homes on this street and within the greater neighborhood, the impact of its removal on the concentration of historic homes will be minimal. In fact the removal of a property that has lost or never had historical integrity will only elevate the remaining contributing historical homes.



d. The base zoning of the site is compatible with the use of a single family home, but to get this home to a certificate of occupancy would require so much work to the structure the Roof will need to be replaced, the inside walls and ceiling will need to be removed with mitigation for asbestos, and lead. This will require all the walls to be replaced. Because it will take a completely new structure the foundation will need to be altered to stand up to earthquake and standard building codes. So if the roof, walls, and foundation are replaced, the home can no longer qualify as a reuse, but is in actuality a new build.

E. The site has not suffered from any willful neglect by the current owner. The property was purchased a number of years ago when the children of the owner sold it after the owner's passing. The property had suffered major structural damage from a tree blown over by the tornado. From this natural accident the home has sustained significant water damage, and was in an uninhabitable state upon purchase. Because of the state of the roof, and normal maintenance and repair would be useless without addressing the major alterations necessary. The presence of Asbestos in the ceiling would need to be mitigated, because of the need for a major or complete roofing replacement. These issues made the home unsuitable for any tenants. During its vacancy the home has been locked, and more recently boarded.

Photos taken 2014 at time of purchase.

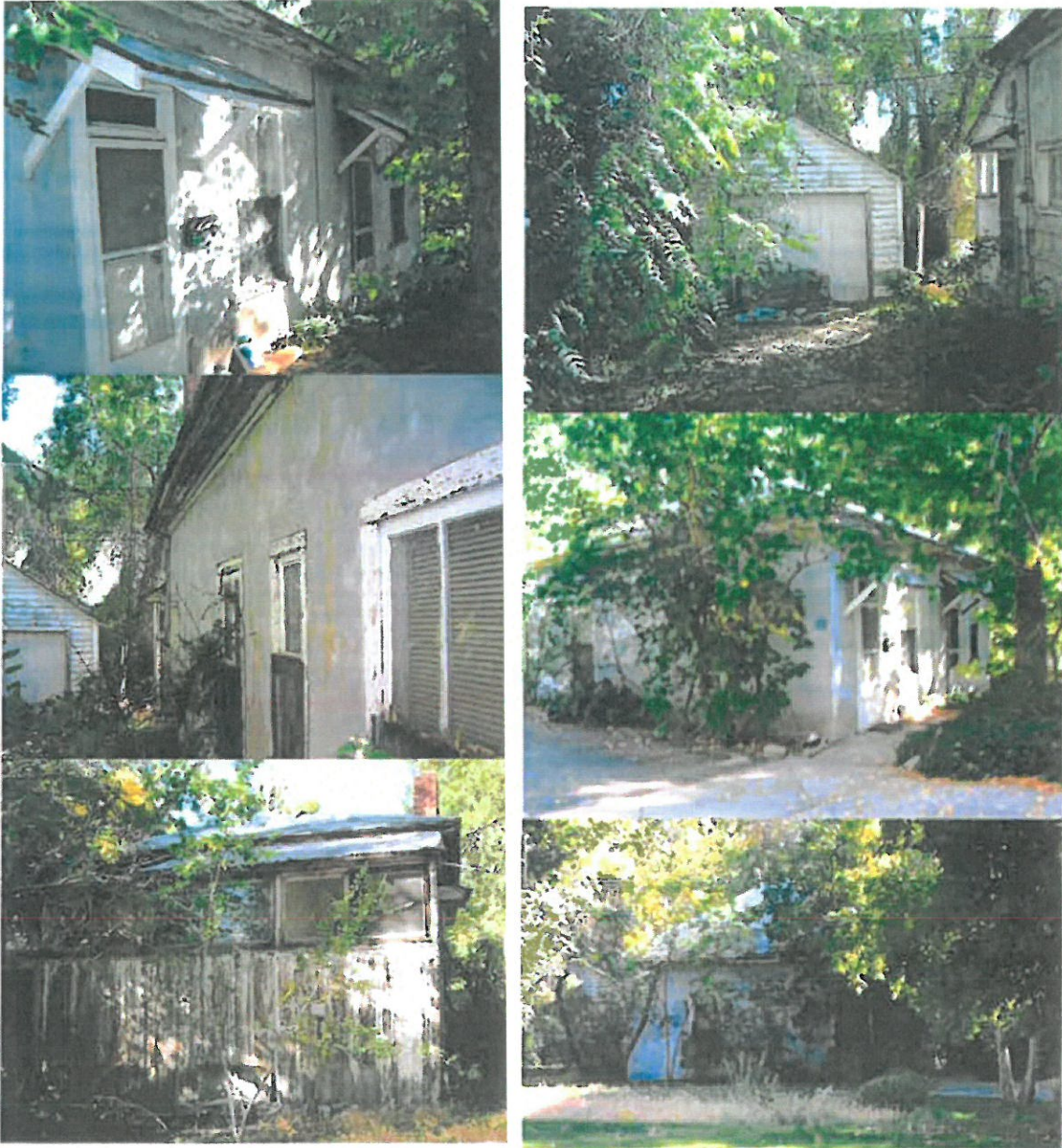




PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

R & R Environmental, Inc.
47 West 9000 South, Suite #2, Sandy, Utah 84070
(801) 352-2380 • Fax: (801) 352-2381

PROJECT NO:

SITE PHOTOGRAPHS
AN ASBESTOS SURVEY AND ASSESSMENT
FORMER RESIDENCE



69 E Hillside Ave



72 E Hillside Ave



77 E Hillside Ave



79 E Hillside Ave



59 E Hillside Ave



57 E Hillside Ave



48 E Hillside Ave



30 E Hillside Ave



44 E Hillside Ave



28 E Hillside Ave



25 E Hillside Ave



35 E Hillside Ave



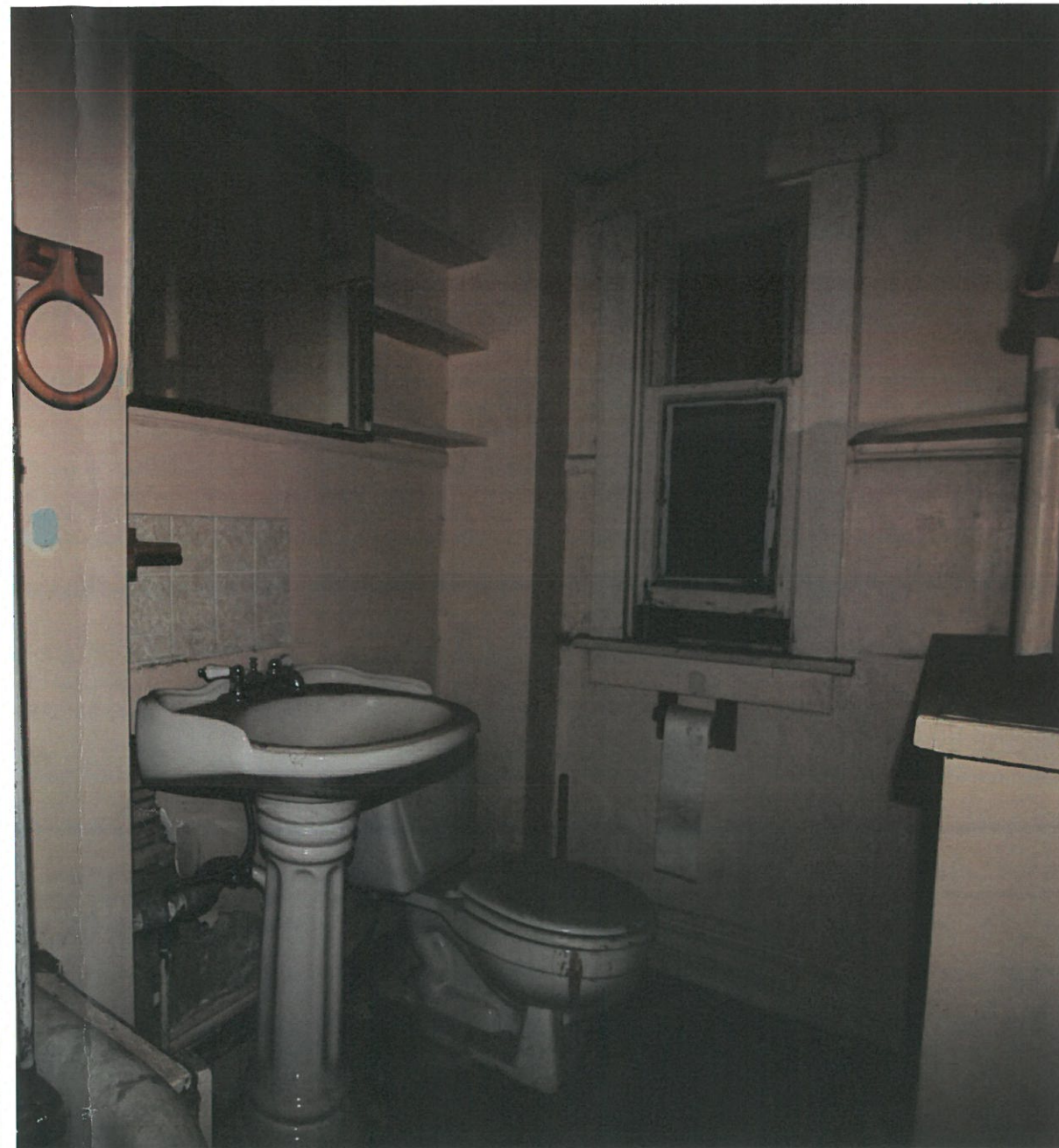
















ATTACHMENT F – RELATED INFORMATION



May 10, 2019

Jeffrey V Garbett & Elandra Gleave
273 North East Capitol Street
Salt Lake City, UT 84103

Property located at 58 East Hillside Avenue, Salt Lake City, Utah
Parcel No.: 01-31-308-006 Case No.: HAZ2019-00770
Certified Mail: 7015 0640 0006 6044 7606

Dear Property Owner,

As a result of your failure to comply with the Notice and Order dated April 17, 2019, informing you that your property did not comply with Salt Lake City Ordinance Title 18.48, the above referenced address was boarded and/or fenced on May 1, 2019.

In accordance with the law, you are being sent this itemized statement of all costs.

Building and Housing administrative expenses	\$ 114.00
Costs of boarding/fencing	\$1823.52
Total Due	\$1937.52

You are to reimburse Salt Lake City Corporation for these costs by submitting payment as set forth below within thirty (30) days of the date this statement is postmarked:

Check made out to:
Salt Lake City Treasurer
c/o Community and Neighborhoods, Civil Enforcement
P.O. Box 145481
349 South 200 East, Suite 400
Salt Lake City UT 84114-5481

Failure to make timely payment may result in a lien on the property as provided for in Chapter 18.48 of the Salt Lake City Code and Utah Code § 10-11-4.

You may object to all or part of this statement by filing a written objection within twenty (20) days of the date this statement is postmarked. If you file a timely objection, Salt Lake City will hold a hearing as provided for in Chapter 18.48 of the Salt Lake City Code and Utah Code § 10-11-3. You will receive notice of the hearing date and time prior to the hearing. Objections should be mailed to:

Craig Weinheimer
Community & Neighborhoods, Civil Enforcement
P.O. Box 145481
349 South 200 East, Suite 400
Salt Lake City UT 84114-5481

Respectfully,

A handwritten signature in blue ink that reads "Dan Maughan".

Dan Maughan
Civil Enforcement Building Inspector, 801-535-7935
Enclosure



NOTICE AND ORDER -REVISED-

April 17, 2019

Jeffery V Garbett
273 North East Capitol Street
Salt Lake City UT 84103

Property located at 58 East Hillside Avenue, Salt Lake City, Utah
Parcel No.: 09-31-308-006 Case No.: HAZ2019-00770
Cert. Mail No.: 7015 0640 0006 6037 4445

Dear Property Owner,

NOTICE

Notice is hereby given that the above referenced property is vacant, unsecured or improperly boarded. If the structure is left unsecured, it is likely to become a haven for vagrants and a dangerous eyesore for the entire neighborhood. Sections 9.16.030 and 18.48.090 of the Salt Lake City Ordinance require that all unsecured structures be legally boarded, to prevent entry by unauthorized persons. In addition, the property is to be cleared of all weeds, solid waste or other unsightly or deleterious objects. Boarding must be completed as per Salt Lake City Ordinance 18.48.120 and 18.48.130. Landscaping shall be maintained as per section 21A.48.240 and the exterior of the building shall be maintained as per section 18.48.250. Whenever a property owner, manager or tenant intends to clean, repair, renovate, reopen or reoccupy a building that has been boarded, the building is to be inspected and any required permits must be obtained prior to the building owner, manager or tenant initiating any of the above actions. Any person conducting any work on a building that has been boarded or closed to occupancy must have a copy of the permit on site.

ORDER

You are hereby ordered to complete all boarding and yard clean-up work within ten (10) days of the date of this Notice. Failure to board and/or secure the structures and clean the property pursuant to the ordinance will cause this office to hire a contractor to secure and clean the property of any weeds, solid waste or other unsightly or deleterious objects and maintain landscaping pursuant to Section 21.80.200. The charges and all unpaid permits and fees will then be levied against the property in the form of a property tax lien.

Section 18.48.110 and 18.48.140 specifies fees as follows:

1. The actual costs of the boarding, securing, cleaning as billed to the City by the contractor.
2. A One Hundred Fourteen Dollars (\$114.00) fee to partially recover the City's cost to administer the boarding, and
3. The fees and charges for a boarding permit. (120 days after initial boarding)
1st year: \$800, 2nd year and each additional year: \$1,371

We appreciate your cooperation. If you have any questions, **please contact me** Monday thru Thursday, between 7:00 a.m. to 9:30 a.m. or 4:00 p.m. to 5:00 p.m. at **801-535-7935** or by email at **Dan.Maughan@slcgov.com**.

IN COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) THE FOLLOWING INFORMATION IS PROVIDED; FAX NUMBER (801) 535-6174, TDD NUMBER 711.

Respectfully,

A handwritten signature in blue ink that reads "Dan Maughan". The signature is written in a cursive style and is positioned above a horizontal line.

Dan Maughan
Civil Enforcement Building Inspector, 801-535-7935

NOTICE OF DEFICIENCIES

Property Inspected: 58 East Hillside Avenue

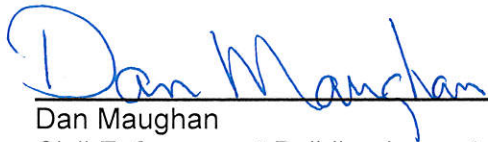
Date of Inspection: April 15, 2019

Name of Inspector: Dan Maughan

This Notice of Deficiencies must be submitted when application for the construction and repair permits is made. A licensed contractor may be required to do the repairs. For additional permit and contractor information, please call 801-535-7983.

1. Secure door to the basement to help in preventing unauthorized entry.
2. Remove all trash, yard clippings, tree limbs, unlicensed vehicle, and any outside storage from the property.

Note: This is to make property look lived in to help keep transients away.



Dan Maughan
Civil Enforcement Building Inspector, 801-535-7935

Building Services / Civil Enforcement
349 S 200 E Suite 400
PO Box 145481
Salt Lake City, UT 84114

AFFIDAVIT

Address of Subject: 58 East Hillside Avenue, Salt Lake City, UT

Citation No.: HAZ2019-00770

NOTICE AND ORDER POSTED

I HEREBY CERTIFY that I executed the posting of the Notice and Order in the following manner on April 16, 2019.

Affixed to: Front Door

NOTICE AND ORDER SENT

I HEREBY CERTIFY that on April 17, 2019, the attached Notice and Order was sent by certified mail with return receipt requested to:

Building Services / Civil Enforcement
349 South 200 E Suite 400
PO Box 145481
Salt Lake City, Utah 84114

Dan Maughan
Dan Maughan, Civil Enforcement Building Inspector

STATE OF UTAH)
)§
COUNTY OF SALT LAKE)

On this 16 day of April, 2019, personally appeared before me, Dan Maughan, Civil Enforcement Building Inspector, of Salt Lake City, Utah, who acknowledged that he signed the above certificate and that the statements contained therein are true.

Katherine L. Johnson
Notary Public, Salt Lake City, UT



ATTACHMENT G – ANALYSIS OF DEMOLITION STANDARDS

21A.34.020: H HISTORIC PRESERVATION OVERLAY DISTRICT:

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

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

K. Standards for Certificate of Appropriateness for Demolition of a Contributing Principal Building in an H Historic Preservation Overlay District: When considering a request for approval of a certificate of appropriateness for demolition of a contributing principal building, the Historic Landmark Commission shall determine whether the request substantially complies with the following standards:

1. Standards for Approval of a Certificate of Appropriateness for Demolition:

Standard	Finding	Rationale
<p>a. The physical integrity of the site as defined in subsection C15b of this section is no longer evident. Subsection C15b reads, “Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places.”</p>	<p>Does not comply</p>	<p>Although the subject structure is in need of repairs, the physical integrity of the subject site and structure is still evident in terms of location, design, setting, and materials which include the original roof form, two over two sash wood windows, and stucco/plaster over frame walls.</p> <p>The 2006 Capitol Hill survey rates the subject building as “B”, which indicates an eligible and contributing structure. This is further indication that the physical integrity of the site and structure is still intact and contributes to the historic fabric that makes up the Capitol Hill Historic District. This survey was conducted by an independent third-party consultant meeting the qualifications set by the National Park Service using evaluation criteria guidelines established by the Utah State Historic Preservation Office (SHPO). The HLC reviewed the survey information, took public comment, and adopted the survey.</p>

<p>b. The streetscape within the context of the H historic preservation overlay district would not be negatively affected if the contributing principal building were to be demolished;</p>	<p>Complies</p>	<p>Because the subject building is setback from the streetscape, behind a vacant parcel that could potentially be developed in the future blocking streetscape views of the subject structure, the demolition of the subject building would not have a negative impact on the streetscape from Hillside Avenue.</p> <p>It should be noted that during the period of significance this structure was built in (Victorian Urbanization Period, 1890-1911), building new residences behind established homes with street frontage was not uncommon, and part of the historic development pattern in this area. This information is included in more detail on page 3 of the staff report.</p>
<p>c. The demolition would not create a material adverse effect on the concentration of historic resources used to define the boundaries or maintain the integrity of the district;</p>	<p>Does not comply</p>	<p>The majority of the surrounding structures are contributing to the historic district.</p> <p>Any further reduction of contributing structures would negatively impact the overall character of the district and the integrity of the Capitol Hill Historic District as a whole.</p>
<p>d. The base zoning of the site does not permit land uses that would allow the adaptive reuse of the contributing principal building;</p>	<p>Does not comply</p>	<p>The base zoning for the site is RMF-35, which would allow for the existing single-family dwelling to be rehabilitated for the same use.</p> <p>The applicant has not submitted a reuse plan for the site beyond stating the intent is to develop the property with a new detached single-family dwelling. Any new development would be required to meet the zoning regulations for the RMF-35 zoning district, including lot area requirements for the proposed land use, and would need to obtain a CoA from the HLC for New Construction meeting the standards outlined in 21A.34.020(H).</p>

<p>e. The contributing principal building has not suffered from willful neglect, as evidenced by the following:</p> <p>(1) Willful or negligent acts that have caused significant deterioration of the structural integrity of the contributing principal building to the point that the building fails to substantially conform to applicable standards of the State Construction Code;</p> <p>(2) Failure to perform routine and appropriate maintenance and repairs to maintain the structural integrity of the contributing principal building, or;</p> <p>(3) Failure to secure and board the contributing principal building, if vacant, per section 18.64.045 of this Code.</p>	<p>Does not comply with factors 1 and 2. Complies with factor 3, since 2019.</p>	<p>The applicant’s narrative indicates that the building was vacant and in disrepair upon acquisition in 2014. The applicant has not provided any evidence of any repairs or maintenance to the property. Furthermore, there was a period of time the property was not properly secured. This suggests that between now and acquisition in 2014, the structure was allowed to deteriorate without intervention by the owner. The narrative submitted by the applicant can be found in Attachment E.</p> <p>(1) The applicant submitted information acknowledging that improvements and updates to the building would be needed in order to obtain a certificate of occupancy. The applicant’s narrative states, <i>“to get this home to a certificate of occupancy would require so much work to the structure the roof will need to be replaced, the inside walls and ceiling will need to be removed with mitigation for asbestos, and lead.”</i></p> <p>(2) The current owner has not provided evidence of any routine maintenance or repairs that have been performed since the time of purchase. City records also do not show any building permits for repairs or related inquiries on the property. The applicant purchased the property in 2014. Information submitted by the applicant states, <i>“the property had suffered major structural damage from a tree blown over by a tornado. From this natural accident the home has sustained significant water damage and was in an uninhabitable state upon purchase. Because of the state of the roof, normal maintenance and repair would be useless without addressing the major alterations necessary.”</i></p> <p>(3) The applicant’s narrative indicates that during the vacancy of the structure, it has been locked, and more recently boarded. In 2019, a case was initiated with Salt Lake City Civil Enforcement for failure to secure and board the vacant building. Several notices were sent to the applicant, and a lien was placed on the property by the City for boarding fees. City records indicate the building is now vacant and secured/boarded with an upcoming inspection scheduled for 4/30/2020. Documentation related to the enforcement case can be found in Attachment F.</p>
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2. Historic Landmark Commission Determination Of Compliance With Standards Of Approval:

If the Historic Landmark Commission finds that the request for a certificate of appropriateness for demolition substantially complies with the standards in 21A.34.020.K.1, the Historic Landmark Commission shall approve the request for a certificate of appropriateness for demolition. If the Historic Landmark Commission does not find that the request for a certificate of appropriateness for demolition substantially complies with the standards in 21A.34.020.K.1, then the Historic Landmark Commission shall deny the request for a certificate of appropriateness for demolition.

ATTACHMENT H – MASTER PLAN DISCUSSION

While a discussion of adopted master plan policies is relevant to the demolition request by providing background and contextual information, it is important to note that master plans are not relevant to the demolition standards, and the HLC cannot use the master plans as a finding of whether a demolition standard is satisfied or not.

That said, the following are policies in various adopted master plans that provide policy information related to the subject demolition request:

Plan Salt Lake (2015)

- **Preservation Initiatives**– Preserve and enhance neighborhood and district character. Balance preservation with flexibility for change and growth (page 33, *Plan Salt Lake*).

Capitol Hill Community Master Plan Policy (2001)

The Capitol Hill Community Master Plan specifically identifies policies and action items designed to further the following goal:

“Provide for the preservation and protection of the historically and architecturally important districts as well as the quality of life inherent in historic areas. Ensure new construction is compatible with the historic district within which it is located.”

Planning Issues

Although the Capitol Hill Historic District has become a well-identified historic area of Salt Lake City, there are still many people, including property owners, who do not understand or know of the regulations and opportunities associated with this area being designated historic.

In addition, continued pressures from land speculators threaten the area. Because of its proximity to Downtown, the land is seen as more valuable than the historic structures by many speculators and developers. The adoption of design standards for the historic district to ensure compatible redevelopment and alteration which are sympathetic to historic resources, and measures to discourage the demolition of historic resources are paramount.

Policies

Promote fullest and broadest application of historic preservation standards and design guidelines, especially relative to new construction, so that historic neighborhood fabric, character and livability are not compromised.

Planning Staff Comment: While the master plan policy does indicate that sensitive redevelopment is welcome in the district, it strongly encourages the adaptive reuse of contributing structures and explicitly supports measures to discourage demolition of historic resources.

Salt Lake City Community Preservation Plan (2012)

Policy 3.3j: Support the modification of existing historic residential structures to accommodate modern conveniences in their homes when it does not otherwise negatively detract from the historic property.

Policy 3.3k: Support modification of existing historic resources to allow for changes in use that will encourage the use of the structure for housing or other appropriate uses in historic districts in an effort to ensure preservation of the structure.

Policy 3.3l: Demolition of locally designated Landmark Sites should only be allowed where it is found that there is an economic hardship if the demolition is not allowed or where the structure is declared by the Building Official to be a dangerous building.

Planning Staff Comment: These policies are designed to allow for the sympathetic restoration and renewal of contributing historic properties. This allows historic resources to evolve in amenity and function so that they may continue to serve the city into the future, significantly reducing the need for demolition.

Policy 3.3m: Ensure criteria for demolition of contributing structures are adequate to preserve historic structures that contribute to the overall historic district while allowing for consideration of other important adopted City policies.

Action 1: As part of the revisions to the demolition of contributing structure criteria, evaluate the appropriateness of including criteria that allows the consideration of whether the demolition would allow the advancement of other important adopted City policies to be part of the analysis.

Consideration of other adopted policies should not be weighted more heavily than the adopted preservation policies. The level of importance of the other adopted policies in the demolition analysis should be based on how relevant the contributing structure is to the overall historic district and the significance of the location of the contributing structure to the implementation of the other applicable adopted City policies.

Planning Staff Comment: This policy indicates that other City policies, including but not limited to housing and economic development, should not be more heavily weighted than adopted preservation policies.

ATTACHMENT I – PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

The following is a list of public input opportunities related to the proposed demolition:

- February 6, 2020 –The 45-day required notice for recognized community organizations was sent to the Capitol Hill Community Council Chair.
- February 7, 2020 - Property owners and residents within 300 FT of the proposed demolition were provided early notification of the proposal. The purpose of this notice is to inform surrounding property owners and residents that an application has been submitted, provide details regarding the request, outline steps in the planning review and decision making process, and to let them know how to obtain more information and submit comments early on in the review process.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on April 23, 2020
- Public notice posted on City and State websites and Planning Division list serve on April 24, 2020
- Public hearing notice sign posted on the property April 23, 2020

Public Input:

As of the publication of this Staff Report, Staff has received one public comment from an adjacent property owner in opposition to the proposal, citing concerns with the loss of historic structure and losing the appeal and charm of Capitol Hill. The public comment received is included on the next page of this Staff Report. If Staff receives any future comments on the proposal, they will be included in the public record.

From: [Chad Murdock](#)
To: [Thompson, Amy](#)
Subject: Re: (EXTERNAL) PLNHLC2020-00068
Date: Monday, February 10, 2020 4:49:57 PM

Amy,

Thank you for your quick response to my request for additional information. In terms of the petition, I have grave concerns with Mr. Garbett's objective to eliminate the structure. From the documentation that you provided, the home is the oldest remaining historic homes on Arsenal Hill built in the 1880s. I have lived in the Capitol Hill area for over 10 years, and live across the street from the proposed home to be demolished. As long as I have lived in the area the structure has been stable and could be revitalized in-place of being demolished. I would assume that Mr. Garbett and Garbett Homes as the applicator would have sufficient resources available to him/them to improve the current structure as is and repurpose the home for his or another families residential use. My final thoughts on this are that once we begin to eliminate these historic structures, we lose the look and appeal of the historic charm of Capitol Hill. The area is one of the most visited tourist sites with a number of people walking the area taking photographs of the area and the homes within the area. I hope that the planning commission will take my thoughts and desires for the preservation into considerations and you review and make a decision of Mr. Garbett's proposal.

Kindest regards,

Chad Murdock


> On Feb 10, 2020, at 4:31 PM, Thompson, Amy <Amy.Thompson@slcgov.com> wrote:

>

> Chad,

>

> I've attached information submitted by the applicant for the proposed demolition request at 58 E Hillside. The property is listed as a contributing structure in the Capitol Hill Local Historic District so the demolition request will be reviewed and decided on by the Historic Landmark Commission at a future public hearing (tentatively set for April 2nd). A structures that is identified as "contributing" has its major character defining features intact and although minor alterations may have occurred they are generally reversible. The application indicates the purpose of the request is to build a new single family dwelling on the subject parcel.

>

> If you received my notification letter about the project, the standards that are used to make a decision on requests for demolition of contributing buildings are located on the back of that letter (I've attached them again for reference too). I've also attached the survey sheets related to the contributing status on file with Salt Lake City

>

> I can accept public comments right up until the day of the public hearing, but if you would like your comments to be included in the Staff Report and taken into consideration as Staff reviews the project for compliance with the standards of approval, I would need your comments ahead of the hearing date (2 weeks before would be sufficient time to include them in the report). You can submit comments to me via email, or regular mail -- whatever is easiest for you.

>

> After you've had a chance to review the information that was submitted by the applicant, please feel free to contact me if you have any additional questions or to submit comments. Thank you.

>

> AMY THOMPSON

> Senior Planner

>

> PLANNING DIVISION

> DEPARTMENT of COMMUNITY and NEIGHBORHOODS

> SALT LAKE CITY CORPORATION

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> TEL 801-535-7281
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>
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>
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>
> -----Original Message-----
> From: Chad Murdock [REDACTED] >
> Sent: Monday, February 10, 2020 3:17 PM
> To: Thompson, Amy <Amy.Thompson@slcgov.com>
> Subject: (EXTERNAL) PLNHLC2020-00068
>
> Hello Ms. Thompson,
>
> I am writing regarding more information on the Proposed Demolition Petition PLNHLC2020-00068. I am a
concerned neighbor that would like to provide input on this request. Any information that you could provide to me
would be greatly appreciated.
>
> Thanks,
>
> Chad Murdock
> 59 E Hillside Ave
> SLC, UT 84103
> <Application and Narrative.pdf><Early Notification to property owners_Demolition 58 E Hillside.pdf><Survey
Sheets.pdf>