



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Kelsey Lindquist (801) 535-7930
Date: July 9, 2020
Re: PLNPCM2020-00106 Historic Carriage House Zoning Text Amendment

Text Amendment

PROPERTY ADDRESS: Citywide

MASTER PLAN: Community Preservation Plan, Plan Salt Lake, Avenues Master Plan and The Growing Salt Lake City Housing Plan

ZONING DISTRICT: RMF-35, RO, I, SR-1A

REQUEST: The Salt Lake City Planning Division has received a zoning text amendment petition from Kirk Huffaker, the applicant representative, on behalf of Stephen Pace, to permit the restoration or reconstruction of a historic carriage house for the purposes of creating a dwelling unit. The dwelling unit located within the reconstructed or restored historic carriage house would not be required to meet density, lot coverage, or setbacks of the applicable base zoning district, as well as the accessory structure footprint or height limitations. The proposed language requires eligible properties to be both a Salt Lake City Landmark and listed as a National Register Site of Historic Places and located in one of the following zoning districts: RMF-35 (Moderate Density Multi-Family Residential), RO (Residential Office), I (Institutional) or SR-1A (Special Development Pattern Residential).

RECOMMENDATION: Planning Staff recommends that the Historic Landmark Commission review the proposed regulations and make recommendations for the Planning Commission's consideration.

ATTACHMENTS:

- A. Vicinity Map
- B. Applicant's Proposed Code
- C. Applicant's Narrative
- D. Eligible Properties
- E. City Plan Considerations
- F. Analysis of Zoning Amendment Standards
- G. Public Process and Comments

BACKGROUND:

Stephen Pace, the property owner of the Beer Estate located at 222 4th Avenue and 181 N B Street, is requesting to amend the Salt Lake City Zoning Ordinance in an effort to provide an incentive to reconstruct or restore a historic carriage house on his property. The applicant has been working with Salt Lake City on a solution to reconstruct a carriage house that is located on the southern portion of 222 4th Avenue. This historic carriage house is associated with the Beer Estate Landmark Site, which was constructed by Richard Kletting. Additional information on the site specific carriage house reconstruction proposal can be found in Attachment C.



Aerial of Proposal on 222 4th Avenue

The applicant has approached the City on numerous occasions with the intent of rebuilding the carriage house to add another dwelling unit on his property. Salt Lake City zoning regulations currently do not allow the reconstruction due to building location regulations, as well as lot minimums for the applicable zoning district. Additionally, the applicant’s plan does not conform to the regulations pertaining to accessory dwelling units. The following provides a summary of these barriers:

1. The dwelling unit located within a restored or reconstructed carriage house would be considered to be a single-family detached dwelling. Adding another single-family dwelling to this property at the proposed location would not be allowed because:
 - a. All principal structures must be located along a street. The home (carriage house) would be located in back of the existing principal structure on the property.
 - b. The zoning district where the property is located requires a minimum of 5,000 square feet per single-family dwelling so 10,000 square feet would be required for two single-family dwellings. The subject property is 8,184 square feet so it does not meet the minimum size requirement.

- c. The home (carriage house) would not meet building setback regulations due to its close proximity to the side and rear property lines.
2. The accessory dwelling unit ordinance would permit an additional unit to the rear of the property located at 222 4th Avenue; however, there are several conflicts with the reconstructed carriage house as an ADU. The accessory dwelling unit ordinance (ADU) poses a conflict with the requirement that the owner of the property reside onsite. While Stephan Pace owns the subject property located at 222 4th Avenue, he resides at 181 B Street. This standard could not be satisfied. Additionally, the size limitation of ADUs would not accommodate the traditional size of a historic carriage house.

The proposed text amendment, while it is fairly site specific, proposes solutions to the listed conflicts within the Salt Lake City Zoning Ordinance.

PROPOSED LANGUAGE:

The applicant provided a list of proposed “conditions” that should be met in order to add a dwelling unit in a reconstructed/restored carriage house; however, the applicant has not provided actual ordinance language. The applicant’s proposal is in Attachment B. Staff anticipates that the proposed regulations, when drafted, will be incorporated into the Historic Preservation Overlay chapter of the Zoning Ordinance and will be structured in the following way:

1. Purpose Statement (what are the regulations trying to achieve)
2. Definition of Terms
3. Applicability (what conditions must be met for the regulations to apply)
4. Process (who is the decision maker and what is the decision-making process)
5. Standards/Criteria (what are the specific regulations pertaining to the application)

Staff organized the applicant’s list of conditions into these categories in an effort to better summarize the proposal for the Historic Landmark Commission and to begin to organize the language into a standard ordinance format (see below). Staff commentary and requested direction from the Historic Landmark Commission are at the end of the ordinance summary.

Purpose

- The applicant did not provide a specific purpose statement, but Staff believes the following should be considered when developing the legal purpose statement:
 - To permit the reconstruction or restoration of a historic carriage house for the purposes of creating a dwelling unit.
 - Incentivize the preservation and restoration of a historic feature on a landmark site.
 - Add to the housing units within Salt Lake City, while respecting the appearance and scale of single-family residential neighborhoods.
 - Sustainability objectives are supported by utilizing an existing structure or elements of an existing structure.
 - Increase the economic viability of historic properties and further the City’s historic preservation goals.

Definitions

- **CARRIAGE HOUSE:** A carriage house is defined as a physically-detached, secondary structure originally constructed to house horse-drawn vehicles and related equipment, or horses, or uses to store grain or shelter animals; all related to serving the private transportation needs of the owner/residents of the primary structure located on the same or adjacent property. Some examples incorporate a hay loft, secondary story or half-story, or open interior space under a pitched roof in excess of 15 feet from the floor to the roof peak, and may have provided housing for a livery man or house servants.

Applicability

- For a property to be considered eligible, the property must be listed as a Salt Lake City Landmark Site and a National Register Site on the National Register of Historic Places.
- The property must be located in one of the following zoning districts: RMF-35 (Moderate Density Multi-Family Residential), SR-1A (Special Development Pattern Residential), RO (Residential Office) and the I (Institutional).
- There must be substantial evidence that a carriage house exists or existed on the subject property. The burden of proof would be strictly on the applicant. The applicant must provide evidence through at least two of the following methods:
 - Historic photographs
 - Sanborn Fire Insurance Maps
 - Planning, zoning or building permit records.
 - Identifiable surviving structural elements such as foundations, walls, basement, etc.

Review Process

The applicant has not specified a review process; however, the proposed language implies that the design, construction and alterations would require a Certificate of Appropriateness from the Historic Landmark Commission.

- A restored or reconstructed historic carriage house would be required to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties, which is section 21A.34.020.G in the Salt Lake City Zoning Ordinance.

Standards/Criteria

- A reconstructed or restored carriage house would only be allowed to be used for a single-family residence.
- Off street parking is required for the dwelling unit.
- The restored or reconstructed carriage house would be limited to the historic footprint and must not exceed the size (historic footprint) of the original structure.
- If it is determined that the reconstruction or restoration of the carriage house negatively impacts a neighboring property, additional buffers may be required.
- The site has a clean record, such that buildings on the property were not built or subdivided illegally
- The two residences could not be subdivided in the future.
- The property owner is not required to permanently reside on the property.
- Base zoning restrictions, such as: lot coverage, setbacks, height and density can be modified.

STAFF COMMENTARY AND QUESTIONS FOR THE HISTORIC LANDMARK COMMISSION

Staff is presenting the proposal to the Historic Landmark Commission in order to obtain feedback and direction prior to finalizing draft ordinance language. This section is organized to relate each question or comment to the applicable section within the proposed language above. The following sections provides Staff's concerns and opinions on what the language is missing, potential impacts, as well as needed clarification.

Purpose

The applicant did not provide a purpose statement for the proposed ordinance. Staff developed some ideas to incorporate into the purpose statement. The ideas and potential language were pulled from the applicant's narrative, the Accessory Dwelling Unit Ordinance and applicable master plans.

Point to Discuss

- Does the Commission agree with the statements and/or have anything to add?

Definitions

The applicant provided the definition of Carriage House to Staff. Staff believes that there are additional definitions that will be needed to provide direction and clarity for the proposed language.

Points to Discuss

- Should Historic Footprint be defined as part of this proposal?
- Are there other needed terms that the Commission can identify?
- Other terms may be included in the definition section as the ordinance is developed.

Applicability

The Historic Landmark Commission does not have the authority to review alterations to properties listed on the National Register of Historic Places. However, the proposal encompasses properties listed on both the National Register of Historic Places and properties listed as Salt Lake City Landmarks.

Points to Discuss

- Should the proposal be modified to strictly include properties that are Salt Lake City Landmarks and listed in the applicable zoning districts?
- This change would clarify the review authority but would not significantly modify the number of properties eligible for the reconstruction or restoration of a historic carriage house, due to the limiting zoning districts.

The applicant provided a list of 4 items that could be used to determine the existence of a carriage house, which include; historic photographs, Sanborn Fire Insurance Maps, zoning and building permit history and identifiable structural elements. The applicant proposes that only 2 of the 4 would be required to satisfy the burden of proof.

Points to Discuss

- Staff is concerned that the proposed criteria is too loose.
 - This concern is directly connected to the potential impact that a reconstructed historic carriage house could have on abutting properties, due to height and setbacks.
- Pictorial evidence or information should be required to understand the design, materials and height of the historic structure.
 - If pictorial evidence is not available, the structure would likely be conjectural.
 - Does the Commission have concerns that a conjectural structure would impact the status of the landmark site?
 - Without pictorial evidence, the proposed language would essentially permit the building of a new single-family structure, which is not the purpose or intent of this language.
 - Without pictorial evidence, how would the design, height and footprint be reviewed and determined?
 - If pictorial evidence is found to be too difficult to obtain, is there other information that would satisfy the intent and ease the concerns?
 - What would be the review process for a historic carriage house that does not have any pictorial evidence?
- The suggested zoning and building permit history would be difficult to satisfy, since the full records are not available or encompass all of the permit history.
- Does the Commission have any additional concerns or recommendations with other provisions in the proposed applicability section?

Review Process

The applicant has not specified a review process; however, the proposed language implies that the design, construction and alterations would require a Certificate of Appropriateness from the Historic Landmark Commission.

Points to discuss

- The Landmark Commission does not have the authority to approve projects that increase density beyond what is allowed by ordinance. Staff proposes to draft the ordinance so that an extra dwelling unit would be permitted by right within a restored or reconstructed carriage house. The Landmark Commission would then review the restoration or reconstruction.
- Construction in the H Historic Overlay is reviewed in a number of ways.
 - Minor Alteration Applications are the most commonly submitted applications for the alteration of a site. These applications are also applicable for the construction of a detached garage or a detached accessory dwelling unit.

- Since minor alterations are applicable for the ADUs and detached accessory structures, Staff initially considered this the most appropriate application for the proposal. However, this type of reconstruction has potentially more impacts to the abutting and adjacent properties.
 - The potential impacts include the location, setbacks, height and footprint.
 - Major Alteration or New Construction Application requires the review and approval of the Historic Landmark Commission.
 - Due to the potential for impacts, would the process for new construction or a major alteration be more appropriate?
 - A new construction or major alteration application would require Historic Landmark Commission review and approval.
 - Depending upon the recommendation regarding the pictorial evidence, the new construction process may provide clearer guidelines and standards for the design of the structure.
- Does the Commission have a recommendation on the process?

Standards/Criteria

Points to Discuss

- Applicant proposes that it could only be used as a single-family residence.
 - Are their pitfalls with simply allowing it to be reconstructed for typical accessory uses?
- Currently, proposed construction in the Historic Preservation Overlay District that does not conform to dimensional zoning standards, such as setbacks and building coverage requires Special Exception approval by the HLC. The applicant proposes that the HLC should be able to approve dimensional zoning exceptions through the Certificate of Appropriateness.
 - Staff supports this idea, due to the need for zoning flexibility for reconstructed historic carriage houses.
 - Staff does have a concern with coupling the review process and any needed special exceptions, due to the potential for impacts to the adjacent and abutting properties.
 - There should likely be a notification process to provide notice to effected property owners and tenants.
- The applicant suggests that the reconstructed carriage house be limited to the historic footprint.
 - The Sanborn Fire Insurance maps are fairly accurate for the historic footprint determination.
 - Is the Landmark Commission comfortable with the utilization of the Sanborn Fire Insurance Maps for this purpose, if the historic foundation or walls are no longer visible?
- The applicant suggests that additional buffers may be required if an impact is determined.
 - How will the size of an additional buffer be determined?
- Are there additional criteria that the Commission has for consideration?

KEY CONSIDERATIONS:

1. Limitations of the Proposed Language:

Staff acknowledges that the applicant wishes to limit the proposed language to be primarily site specific for the subject property located at 222 4th Avenue. Through limiting the language, as proposed, the proposed amendment to the Salt Lake City Zoning Ordinance would potentially impact 5 properties. While the proposed language is narrow in focus and addresses rather specific issues, the overall goal of the proposal is in line with adopted policies and guidelines. The proposed language incentivizes the preservation or reconstruction of historic features on historic properties.

STANDARDS OF REVIEW DISCUSSION:

Zoning text amendments are reviewed for compliance with Salt Lake City master plans and adopted policies. There are several documents that provide guidance for historic preservation. The master plans that address historic preservation goals and policies include the following:

- **Community Preservation Plan**
 - The comprehensive plan for Historic Preservation, includes many related policies for incentivizing preservation.
- **Plan Salt Lake**
 - Plan Salt Lake includes guiding policies that address sustainable growth and development. Utilizing the embodied energy of an existing carriage to create an additional housing unit would be in line with the policies outlined in this master plan.
 - Includes guiding policies that preserve and enhance neighborhood and district character.
 - Encourages the retention of areas and structures of historic and architectural value.
 - Promotes a balance of preservation with flexibility for change and growth.
- **Avenues Master Plan**
 - The comprehensive plan for the Avenues encourages historic preservation of historically and architecturally significant sites.

The master plans that address housing goals and policies include the following:

- **Growing Salt Lake Housing Plan**
 - The housing plan encourages the creation of the flexible zoning tools and regulations to create additional housing stock.
- **Plan Salt Lake**
 - Includes guiding policies that encourage housing options that accommodate gaining in place, as well as the promotion of rehabilitation of existing housing stock.
 - Also includes guiding policies that address sustainable growth and development. Utilizing the embodied energy of an existing carriage to create an additional housing unit would be in line with the policies outline in this master plan.

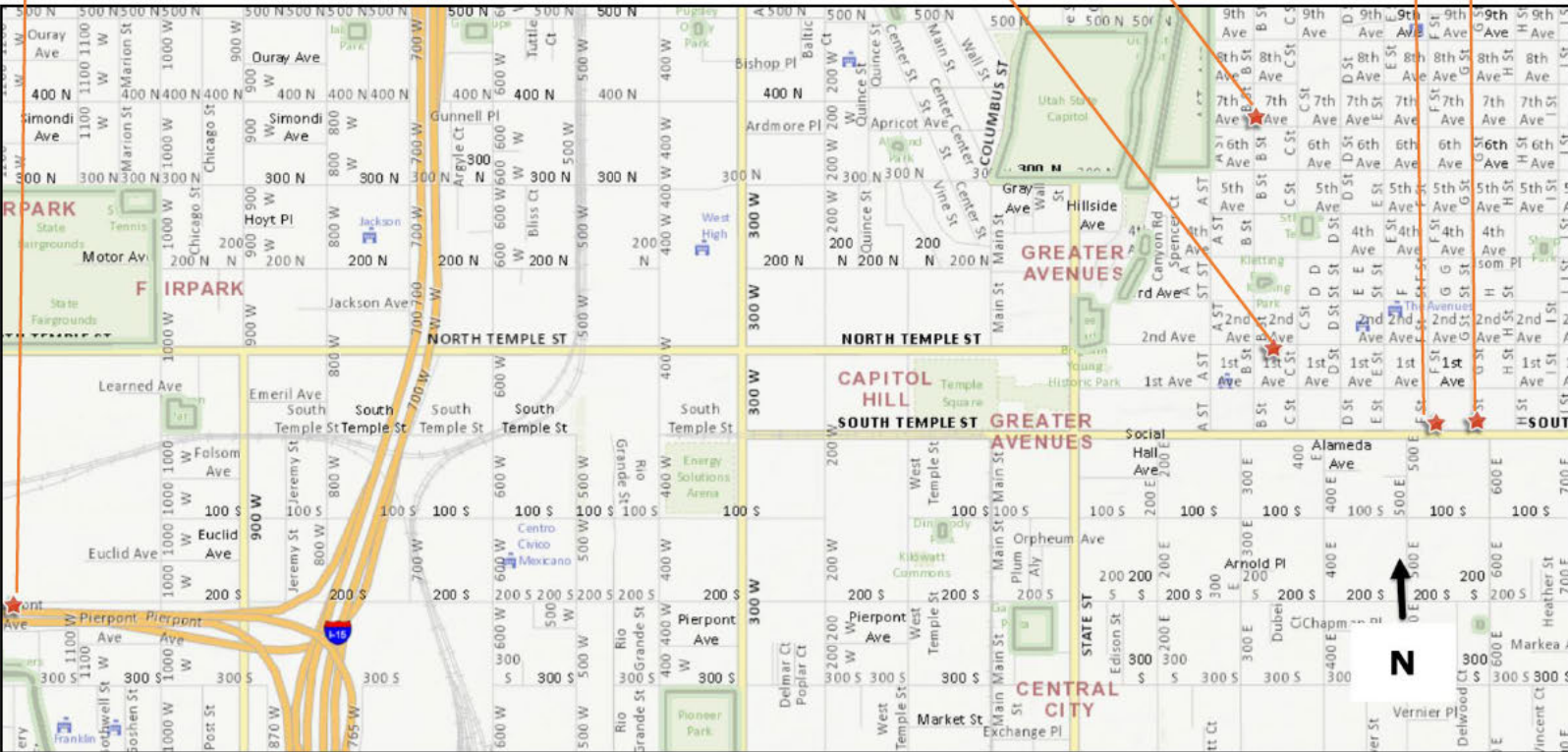
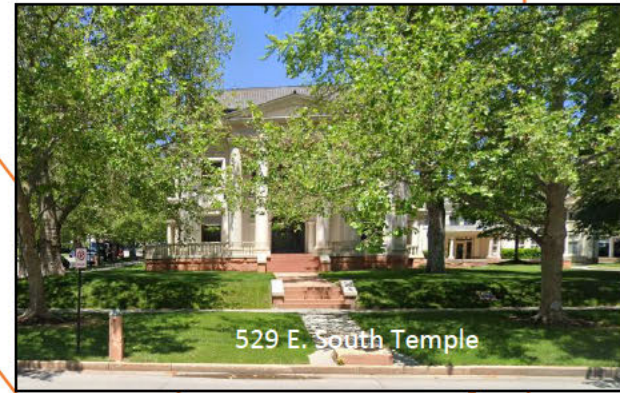
The above documents have a variety of policies and guidelines that relate to creating incentives for historic preservation, as well as zoning flexibility to create additional housing units. All of the applicable policies and guidelines are discussed in Attachment E and F. As discussed in those attachments, the proposed zoning changes are generally supported by the associated adopted City policies.

NEXT STEPS:

One of the duties of the Historic Landmark Commission is to make recommendations on applications for zoning amendments that involve historic preservation overlay districts and landmark sites. After the Historic Landmark Commission reviews and makes recommendations on the concepts of the proposed ordinance, Planning Staff will work with the applicant to develop the actual ordinance language, which will be presented to the Planning Commission for their consideration. The Planning Commission will consider the proposed ordinance in a public hearing and make a recommendation to the City Council. The City Council will make the final decision on the proposed zoning amendment.

ATTACHMENT A: VICINITY MAP OF POTENTIAL SITES

The applicant provided a list of 5 properties that are potentially eligible for a reconstructed or restored carriage house. The map on the following page highlights the subject properties.



ATTACHMENT B: APPLICANT'S PROPOSED LANGUAGE



Zoning Amendment

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

Received By:	Date Received:	Project #:
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Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

William F. Beer Estate 222 4th Ave. SLC UT 84103 Nat. Register Listing 77001306

Name of Applicant:

Stephen C. Pace

Phone: [REDACTED]

Address of Applicant:

181 B Street SLC UT 84103

E-mail of Applicant:

[REDACTED]

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:

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

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- Map Amendment: filing fee of \$1,034, plus \$121 per acre in excess of one acre
- Text Amendment: filing fee of \$1,035, plus \$100 for newspaper notice.
- Plus additional fee for mailed public notices.

SIGNATURE

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

Signature of Owner or Agent: 	Date: 04/08/2020. Revision of submission dated 2/6/2020
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Updated 7/1/19

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)

- A statement declaring the purpose for the amendment.
- A description of the proposed use of the property being rezoned.
- List the reasons why the present zoning may not be appropriate for the area.
- Is the request amending the Zoning Map?
If so, please list the parcel numbers to be changed.
- Is the request amending the text of the Zoning Ordinance?
If so, please include language and the reference to the Zoning Ordinance to be changed.

*See Attached Narrative + Summary of currently qualifying Carriage Houses
See project photos, architectural renderings + site plan originally submitted May 2019 (34pp)
See Narrative.*

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

[Signature] 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.

Historic Carriage House Zoning Text Amendment

April 9, 2020

The reconstruction of a historic carriage house is allowed if the following conditions are met:

- 1) The property and address are a Salt Lake City Landmark Site.
- 2) The property and address are individually listed on the National Register of Historic Places.
- 3) The property and address in the application currently have, or historically had, an identifiable carriage house on the property.
- 4) For the purposes of this text amendment, a carriage house is defined as a physically-detached, secondary structure originally constructed to house horse-drawn vehicles and related equipment, or horses, or used to store grain or shelter animals; all related to serving the private transportation needs of the owner/residents of the primary structure located on the same or adjacent property. Some examples incorporate a hay loft, second story or half-story, or open interior space under a pitched roof in excess of 15 feet from the floor to the roof peak, and may have provided housing for a livery man or house servants.
- 5) Previously existing carriage houses proposed for reconstruction must be proven, with the burden of proof on the application, to have previously existed through at least two of the following methods:
 - Sanborn maps;
 - Historic photographs;
 - Planning, zoning or building permit records;
 - Identifiable surviving structural elements such as foundations, walls, basements, etc.
- 6) The site is located within and possesses a multi-family zoning classification.
- 7) The reconstruction will not exceed the size of the original structure (i.e. built within the historic footprint).
- 8) Proposed alterations of a carriage house – including rehabilitation, restoration, and reconstruction – will meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties and successfully obtain a Certificate of Appropriateness from the Salt Lake City Historic Landmarks Commission.

9) If no adjacent neighbor impacts are determined, the reconstruction will follow original/ historic setbacks and thus not be required to meet modern setback standards. If unintended neighbor impacts are determined to be present for adjacent properties, additional buffers may be required.

10) The reconstructed carriage house will result in a maximum of one new dwelling unit on the property.

11) The reconstruction will only be for residential use.

12) The design of the reconstruction and will meet all applicable design review standards and criteria through the Historic Landmarks Commission review process

13) The site has a clean record, such that buildings on the property were not built or subdivided illegally.

14) The site will be restricted from further subdivision at any time in the future.

The following conditions are not required by this text amendment to allow for reconstruction:

1) That the property owner be required to keep a permanent address at the site of the reconstruction.

2) Meeting the current minimum lot size.

Stephen C. Pace Zoning Text Amendment Proposal for Historic Carriage House Structures

UPDATED APPLICATION AND NARRATIVE

April 3, 2020

TO: Kelsey Lindquist, Senior Planner, Salt Lake City Planning Division
FROM: Kirk Huffaker, Principal/Consultant, Kirk Huffaker Preservation Strategies
CC: Stephen Pace, Applicant and Property Owner

As of April 2, 2020, the city has chosen not to provide an advance copy of draft language or alternatives for their proposal, so we are not yet in a position to comment on the pros and cons or details of whatever the city's position may be. We are therefore requesting through this updated application to proceed with this application without further additions by the city.

We have not attempted to draft our suggestions in terms of the specific sections of the city code that will satisfy final location of the amendment within the zoning code. In the event that our proposal is carried forward to city council, we believe that this will need to be done under supervision of the city attorney at a later date. Instead we have presented a synopsis below of what we believe provisions in the zoning code should allow for in the reconstruction/rehabilitation/restoration of documented historic carriage houses associated with current or potential National Register of Historic Places-listed sites and located in areas with current multi-family zoning. The narrative highlights reasons why the city should support this measure and what we believe the limited impacts on development could be.

PROPOSED TEXT AMENDMENT

Stephen C. Pace, the applicant, is the owner of 222 4th Ave., Salt Lake City, and desires to rebuild a carriage house associated with the historic William F. Beer Estate. Four structures, including the carriage house, of the estate are listed as a Salt Lake City Landmark Site and listed on the National Register of Historic Places. The following text amendment is submitted to the Planning Division for review and comment. The applicant desires Administrative and/or Planning Commission consideration to resolve a property size issue in the Avenues historic district. The current property is zoned RMF-35 and is located in the Lower (West) Avenues neighborhood. There are three primary issues that

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are not satisfied by any section in the current Zoning Ordinance, including all of the following:

- Two residentially-used structures on the same property where the property owner does not keep a permanent address;
- Allowance for reconstruction of a previously existing structure;
- Allowance to reconstruct without meeting the minimum lot size within the zoning district.

To address these shortcomings, the following draft language is proposed as a text amendment to Chapter 21A.34 Overlay Districts under 21A.34.020 H Historic Preservation Overlay District. It is the desire of the applicant to obtain approval for an application under this text amendment with one review and public process through the Historic Landmarks Commission. Utilizing this process will give the public an opportunity for input before one public commission.

In the H Historic Preservation Overlay District as defined under Chapter 21A.34.020, reconstruction of a historic carriage house is allowed if the following conditions are met:

- 1) The property and address are a Salt Lake City Landmark Site as defined within Chapter 21A.34.020.
- 2) The property and address are listed on the National Register of Historic Places, either individually or as a Contributing structure in a National Register-listed Historic District.
- 3) The property and address in the application currently have, or historically had, a carriage house on the property.
- 4) For the purposes of this text amendment, a carriage house is defined as a physically-detached, secondary structure originally constructed to house horse-drawn vehicles and related equipment, or horses, or used to store grain or shelter animals; all related to serving the private transportation needs of the owner/residents of the primary structure located on the same or adjacent property. Some examples incorporate a hay loft, second story or half-story, or open interior space under a pitched roof in excess of 15 feet from the floor to the roof peak, and may have provided housing for a livery man or house servants.

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5) Previously existing carriage houses proposed for reconstruction must be proven, with the burden of proof on the application, to have previously existed through at least two of the following methods:

- Sanborn maps;
- Historic photographs;
- Planning, zoning or building permit records;
- Identifiable surviving structural elements such as foundations, walls, basements, etc.

6) The site is located within and possesses a multi-family zoning classification.

7) The reconstruction will not exceed the size of the original structure (i.e. built within the historic footprint).

8) Proposed alterations a carriage house – including rehabilitation, restoration, and reconstruction – will meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties and successfully obtain a Certificate of Appropriateness from the Salt Lake City Historic Landmarks Commission.

9) If no adjacent neighbor impacts are determined, the reconstruction will follow original/historic setbacks and thus not be required to meet modern setback standards. If unintended neighbor impacts are determined to be present for adjacent properties, additional buffers may be required.

10) The reconstructed carriage house will result in a maximum of one new dwelling unit on the property.

11) The reconstruction will only be for residential use.

12) The design of the reconstruction and will meet all applicable design review standards and criteria through the Historic Landmarks Commission review process

13) The site has a clean record, such that buildings on the property were not built or subdivided illegally.

14) The site will be restricted from further subdivision at any time in the future.

The following conditions are not required by this text amendment to allow for reconstruction:

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- 1) That the property owner be required to keep a permanent address at the site of the reconstruction.
- 2) Meeting the current minimum lot size.
- 3) Meeting off-site parking standards.

Submitted on February 4, 2020

This application and accompanying narrative for zoning text amendment is submitted on behalf of Stephen Pace, property owner for 222 4th Avenue, Salt Lake City. The applicant desires Administrative, Planning Commission, and City Council consideration of and prompt action on the application to resolve multiple zoning issues with the subject property that prevents the owner from achieving his goal of adaptive use/reconstruction of a historic carriage house. This former carriage house was one of the four primary structures of the historic William F. Beer Estate, which was listed in the National Register of Historic Places (NRHP) in 1977 and is an individual landmark site in the Salt Lake City Cultural Register.

According to historic research, the Beer Estate residence and carriage house date to circa 1899. Both were constructed according to design by architect Richard K.A. Kletting. Kletting also served as architect for a house and carriage house with similar details for Albert Fisher (Fisher Mansion and Carriage House) at 1206 West 200 South in 1893. The Beer Estate carriage house is described in the NRHP nomination as follows:

Area residents describe it as originally a two-story brick structures with a “steeple” top. Dimensions were approximately 47’ x 40’ and it was used to shelter (at least) nine draft/riding horses, cattle, chickens, rabbits, etc., two buggies, and as a residence for the caretakers. The structure was cut in half about World War I, for use as a garage. Current condition is deteriorated.

Since 1977 when the paragraph was written, the carriage house has continued to deteriorate. Current site conditions exhibit severe structural deficiency but original brick and stone foundations, wood floors, and wood framing and walls are present.

The owner desires to rebuild the carriage house within the original footprint and according to the original design. Use of the carriage house is proposed to be single-family residential with a single-car garage. Due to the cost of material salvage, architectural

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replication, and construction, and given that the project is entirely privately funded, the housing unit is not proposed to be affordable housing. Some original materials have already been salvaged for reuse, and the owner desires to reuse as much of the existing material and structure as possible in the reconstruction. The proposed design for reconstruction of the carriage house has been completed and initially submitted for discussion with the city.

The property at 222 4th Ave. is zoned RMF-35 and is located in the Lower (West) Avenues neighborhood and Avenues Historic District. There are three primary issues that are obstacles to adaptive use and reconstruction and not satisfied by any section in the current zoning ordinance, including:

- Allowance for two residentially-used structures on the same property where the property owner does not keep a permanent address;
- Allowance for reconstruction of a previously existing structure;
- Allowance to reconstruct without meeting the minimum lot size within the zoning district.

In addition, we believe that these issues will not be resolved by the Adaptive Reuse Ordinance (in process), revisions to the RMF-30 zoning classification (in process), and are not addressed through the Accessory Dwelling Unit ordinance.

Therefore, to address the shortcomings, the following supportive documentation and zoning text amendment draft language are proposed for Chapter 21A.34 Overlay Districts under 21A.34.020 H Historic Preservation Overlay District. As a point of application process, it is acceptable to the applicant to utilize the city's existing process for Conditional Use to obtain approval for use of the property. We believe that utilizing the Conditional Use process along with Historic Landmarks Commission review for design will adequately give the public two opportunities for input before two separate commissions. However, if the Planning Division can determine another acceptable application and review process that would only involve review before one commission and administrative review, the applicant would be open to receiving information about this possibility. The applicant reserves the right to approve or deny any proposed process change.

The goals of this application to address the three current deficiencies and well supported by the city's wide range of plans and guiding documents, including those that are

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neighborhood-specific, for historic preservation, and for housing. The following is a summary list of those plans and supportive statements from each.

Avenues Master Plan

Housing and Neighborhood Improvement Planning Goal: Continue to encourage private restoration and rehabilitation efforts in the Avenues Community through financial assistance and supportive zoning and building code enforcement. (pg. 3)

Historic Preservation Planning Goal: Encourage preservation of historically and architecturally significant sites and the established character of the Avenues and South Temple Historic Districts. (pg. 4)

Future land use map indicates Medium-Density 8-20 Units per Gross Acre (pg. 7)

Property is situated between an urban trail (A Street) and within one block of two Collector streets (B Street and Second Avenue), as well as a half-mile from the Central Business District, therefore meeting this plan's and many other plan's goals of proximity to transportation and for walkability.

Urban Design Planning Goal: Design public facilities to enhance the established residential character of the Avenues, and encourage private property improvements that are visually compatible with the surrounding neighborhood. (pg. 10)

Residential Design Guidelines

The applicant's overall goal is most closely defined as Rehabilitation in the Salt Lake City Design Guidelines, but could also be viewed as a combination of strategies, including Reconstruction. Rehabilitation is defined in Part I, page 3:5:

“Rehabilitation is the process of returning a property to a state which makes a contemporary use possible, while still preserving those portions or features of the property which are significant to its historic, architectural, and cultural values. Rehabilitation may include the adaptive reuse of the building, and major or minor additions may also occur. Most good preservation projects in Salt Lake City may be considered rehabilitation projects.”

A definition for Reconstruction is provided in the Appendix, pg. C:3, and states that Reconstruction is:

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“The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as if [sic] appeared at a specific period of time.”

Accessory Structures (Part II 9:1)

This application follows the guidelines in Chapter 9: Accessory Structures, including the Context & Character, Design Objective, Preserving or Rehabilitating Historic Accessory Structures, and subsections with the headings:

- Preserve a historic accessory building when feasible.
- New accessory buildings should be constructed to be compatible with the primary structure.
- Attaching garages and carports to the primary structure should be avoided.

The Avenues (Part III 13:1-14)

This application complies with the stipulations on page 13:12 under the heading Accessory Structures within the specific chapter for The Avenues:

- Most secondary structures were built along the rear of the lot, accessed by the alley, if one existed. This should be continued.
- Garages, as well as driveways, should not dominate the streetscape; therefore, they should be detached from the main house and located to the rear of the house, if possible.
- Historically, garages and carriage houses in the Avenues were simple wood structures covered with a gabled or hipped roof.
- A new secondary structure should follow historic precedent, in terms of material and form.

Community Historic Preservation Plan

“The need to preserve the unique character of the City’s urban neighborhoods, while allowing for modifications to existing homes to meet today’s current living standards for space and convenience are important City policies.” (pg. 1-8)

The CHPP references the city’s Community Housing Plan (II-7,8), and while those references are supportive of this application, they are not from the city’s most current housing plan. The city adopted the Growing SLC Housing Plan in 2018 and references

Page 8

from that plan are included in a later section. However, the CHPP does reference goals of the city's Strategic Plan and Futures Report on pages II-10 and II-11. Those that are also supportive of this application include:

- Enforce preservation strategies for buildings and neighborhoods.
- Our historical heritage, including historic buildings and neighborhoods, is recognized as a vital component of an exciting, livable city. Preserve historic structures, streets, and other landmarks in all new development strategies.
- Assist property owners with solving the challenges of adaptive reuse.

Policies and Actions Relating to Regulations

3.3l Encourage amendment of the building development code to clearly enable appropriate historic renovation and remodels as well as adaptive reuse of historic structures.

3.3k Support modifications 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.

Regulatory Incentives

Two sections that support this application are Flexibility in Zoning Regulations (III-31), and Adaptive Reuse of Historic Buildings (III-32). These are further supported by:

3.4a Continue to broaden the range of regulatory tools available to encourage the preservation of historic properties.

3.4c Modification to lot, bulk and signage standards should be allowed in local historic districts and to Landmark Sites where the modification would allow for better compliance with the historic preservation standards than the underlying zoning standard would allow.

3.4d Adaptive Reuse of Historic Structures should be allowed for a variety of uses in appropriate locations where it is found that the negative impacts can be mitigated and where the uses do not require significant alterations to the historic integrity of the interior of the structure.

Page 9

Economic Development

6.4c Historic preservation is identified as an important means of providing employment opportunities for local crafts persons and skilled workers which keep money in the local economy.

Housing

6.5a Ensure zoning supports the retention and reuse of existing historic apartment and non-residential buildings.

6.5b Support the renovation and use of historic apartment buildings and the adaptive reuse of historic non-residential buildings for residential units.

6.5e Allow the development of additional dwelling units as an incentive for preservation of historic structures.

Growing Salt Lake Housing Plan

Goal 1: Increase Housing Options

Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.

1.1.1 Develop flexible zoning tools and regulations, with a focus along significant transportation routes.

1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.

Objective 2: Remove impediments in City processes to encourage housing development.

Goal 3: Equitable & Fair Housing

Objective 2: Align resources and invest in strategic expansion of opportunity throughout all neighborhoods of the city and access to existing areas of opportunity.

Objective 3: Implement Life cycle Housing principles in neighborhoods throughout the city.

3.3.1 Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life.

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The SLC Comprehensive Housing Policy (2016) also includes supportive statements for this proposal:

1. Foster and celebrate the urban residential tradition;
2. Respect the character and charm of predominantly residential districts, including those with historic character and qualities, while also providing opportunities for the provision of local goods and services easily accessed by neighborhoods;
4. Develop new housing opportunities throughout the City;
7. Recognize that residents, business owners, and local government all have a role to play in creating and sustaining healthy neighborhoods.

Plan Salt Lake

Under Sustainable Growth & Development on page 9, the paragraphs on Placemaking and Density, and those that reference Compatibility and Green Building on page 10, are supportive of this application.

On page 14, supportive Guiding Principles of Plan Salt Lake include the following:

- 2) Growing responsibly while providing people with choices about where they live, how they live, and how they get around.
- 3) Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.
- 8) A beautiful city that is people focused.
- 9) Maintaining places that provide a foundation for the City to affirm our past.
- 10) Vibrant, diverse, and accessible artistic and cultural resources that showcase the community's long standing commitment to a strong creative culture.

Under Chapter 1 - Neighborhoods, the supportive Initiatives on page 17 include:

1. Maintain neighborhood stability and character.
4. Support neighborhood identity and diversity.
6. Incorporate artistic elements and support cultural events on a neighborhood scale to reinforce neighborhood character and identity.

Under Chapter 2 - Growth, the supportive Initiatives on page 19 include:

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors
3. Promote infill and redevelopment of underutilized land.
6. Accommodate and promote an increase in the city's population.

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Under Chapter 3 - Housing, the supportive Initiatives on page 21 include:

2. Increase the number of medium density housing types and options.
4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
6. Promote energy efficient housing and rehabilitation of existing housing stock.

Under Chapter 6 - Natural Environment, the supportive Initiatives on page 27 include:

3. Practice responsible waste management by: reusing and repurposing materials, including promoting the reuse of existing buildings over demolition.

Under Chapter 8 - Beautiful City, the supportive Initiatives on page 31 include:

5. Support and encourage architecture, development, and infrastructure that: reflects our diverse cultural, ethnic, and religious heritage.
7. Reinforce and preserve neighborhood district character and a strong sense of place.

Under Chapter 9 - Preservation, the supportive Initiatives on page 33 include:

1. Preserve and enhance neighborhood and district character.
2. Encourage the incorporation of historic elements into buildings, landscapes, public spaces, streetscapes, neighborhoods, and districts where appropriate.
3. Retain areas of structures of historic and architectural value.
4. Integrate preservation into City regulation, policy, and decision making.
5. Balance preservation with flexibility for change and growth.

Under Chapter 13 - Government, the supportive Initiatives on page 41 include:

2. Provide opportunities for public participation, input, and engagement throughout the decision-making process.

ATTACHMENT C: APPLICANT'S NARRATIVE

Historic Carriage House Zoning Text Amendment

AMENDED APPLICATION NARRATIVE

April 9, 2020

TO: Kelsey Lindquist, Senior Planner, Salt Lake City Planning Division
FROM: Kirk Huffaker, Principal/Consultant, Kirk Huffaker Preservation Strategies
CC: Stephen Pace, Applicant and Property Owner

NOTE

Because, as we understand it, the purpose of the “open house” is to seek broad public input on our proposal, we have not attempted to draft our suggestions in terms of the specific sections of the city code that will satisfy final location of the amendment within the zoning code. In the event that our proposal is carried forward to city council, we believe that this will need to be done under supervision of the city attorney at a later date. Instead we have presented a synopsis below of what we believe provisions in the zoning code should allow for in the reconstruction/rehabilitation/restoration of documented historic carriage houses associated with current National Register of Historic Places-listed residential sites and located in areas that already have multi-family zoning. The narrative highlights reasons why the city should support this measure and what we believe the limited impacts on development could be.

Stephen C. Pace, the applicant, is the owner of 222 4th Ave., Salt Lake City, and desires to rebuild a carriage house associated with the historic William F. Beer Estate. Four structures, including the carriage house, of the estate are listed as a Salt Lake City Landmark Site and listed individually on the National Register of Historic Places. The following text amendment is submitted to the Planning Division for review and comment. The applicant desires Administrative and/or Planning Commission consideration to resolve a property size issue in the Avenues historic district. The current property is zoned RMF-35 and is located in the Lower (West) Avenues neighborhood. There are three primary issues that are not satisfied by any section in the current Zoning Ordinance, including all of the following:

- Two residentially-used structures on the same property where the property owner does not keep a permanent address;
- Allowance for reconstruction of a previously existing structure;
- Allowance to reconstruct without meeting the minimum lot size within the zoning district.

As it is the desire of the applicant to obtain approval for an application under this text amendment with one review and public process through the Historic Landmarks Commission, we believe this language should probably be included in Chapter 21A.34.020 H Historic Preservation Overlay District. Utilizing this process will streamline the process for the applicant, for city review, and provide the public an opportunity for input.

APPLICABILITY

The proposed text amendment will be applicable citywide to residences listed individually as Salt Lake City Landmark Sites and where the residence and historic carriage house (as defined below) are both listed on the National Register of Historic Places as an individual listing (not simply in a National Register-listed historic district). The applicant believes that at least four (4) residence/historic carriage house complexes currently could meet this qualifying test. This is based on best information available to the applicant, which in part, is included as an attachment. In the event the city grants future Landmark Site designations, and National Register landmark status is sought and granted by the U.S. Department of Interior, the number of qualifying sites may increase in the future.

TEXT AMENDMENT

The reconstruction of a historic carriage house is allowed if the following conditions are met:

- 1) The property and address are a Salt Lake City Landmark Site.**
- 2) The property and address are individually listed on the National Register of Historic Places.**
- 3) The property and address in the application currently have, or historically had, an identifiable carriage house on the property.**
- 4) For the purposes of this text amendment, a carriage house is defined as a physically-detached, secondary structure originally constructed to house horse-drawn vehicles and related equipment, or horses, or used to store grain or shelter animals; all related to serving the private transportation needs of the owner/residents of the primary structure located on the same or adjacent property. Some examples incorporate a hay loft, second story or half-story, or open interior space under a pitched roof in excess of 15 feet from the floor to the roof peak, and may have provided housing for a livery man or house servants.**

5) Previously existing carriage houses proposed for reconstruction must be proven, with the burden of proof on the application, to have previously existed through at least two of the following methods:

- **Sanborn maps;**
- **Historic photographs;**
- **Planning, zoning or building permit records;**
- **Identifiable surviving structural elements such as foundations, walls, basements, etc.**

6) The site is located within and possesses a multi-family zoning classification.

7) The reconstruction will not exceed the size of the original structure (i.e. built within the historic footprint).

8) Proposed alterations of a carriage house – including rehabilitation, restoration, and reconstruction – will meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties and successfully obtain a Certificate of Appropriateness from the Salt Lake City Historic Landmarks Commission.

9) If no adjacent neighbor impacts are determined, the reconstruction will follow original/ historic setbacks and thus not be required to meet modern setback standards. If unintended neighbor impacts are determined to be present for adjacent properties, additional buffers may be required.

10) The reconstructed carriage house will result in a maximum of one new dwelling unit on the property.

11) The reconstruction will only be for residential use.

12) The design of the reconstruction and will meet all applicable design review standards and criteria through the Historic Landmarks Commission review process

13) The site has a clean record, such that buildings on the property were not built or subdivided illegally.

14) The site will be restricted from further subdivision at any time in the future.

The following conditions are not required by this text amendment to allow for reconstruction:

- 1) That the property owner be required to keep a permanent address at the site of the reconstruction.**
- 2) Meeting the current minimum lot size.**

Submitted February 4, 2020 / Amended April 6 and 8, 2020

This application and accompanying narrative for zoning text amendment is submitted on behalf of Stephen Pace, property owner for 222 4th Avenue, Salt Lake City. The applicant desires Administrative, Planning Commission, and City Council consideration of and prompt action on the application to resolve multiple zoning issues with the subject property that prevents the owner from achieving his goal of reconstruction of a historic carriage house. This former carriage house was one of the four primary structures of the historic William F. Beer Estate, which was listed in the National Register of Historic Places (NRHP) in 1977 and is an individual landmark site in the Salt Lake City Cultural Register.

According to historic research, the Beer Estate residence and carriage house date to circa 1899. Both were constructed according to design by architect Richard K.A. Kletting. Kletting also served as architect for a house and carriage house with similar details for Albert Fisher (Fisher Mansion and Carriage House) at 1206 West 200 South in 1893. The Beer Estate carriage house is described in the NRHP nomination as follows:

Area residents describe it as originally a two-story brick structures with a “steeple” top. Dimensions were approximately 47’ x 40’ and it was used to shelter (at least) nine draft/riding horses, cattle, chickens, rabbits, etc., two buggies, and as a residence for the caretakers. The structure was cut in half about World War I, for use as a garage. Current condition is deteriorated.

Since 1977 when the paragraph was written, the carriage house has continued to deteriorate. Current site conditions exhibit severe structural deficiency but original brick and stone foundations, wood floors, and wood framing and walls are present.

The owner desires to rebuild the carriage house within the original footprint and according to the original design. Use of the carriage house is proposed to be single-family residential with a single-car garage. Due to the cost of material salvage, architectural replication, and construction, and given that the project is entirely privately funded, the housing unit is not proposed to be affordable housing. Some

original materials have already been salvaged for reuse, and the owner desires to reuse as much of the existing material and structure as possible in the reconstruction. The proposed design for reconstruction of the carriage house has been completed and initially submitted for discussion with the city.

The property at 222 4th Ave. is zoned RMF-35 and is located in the Lower (West) Avenues neighborhood and Avenues Historic District. There are three primary issues that are obstacles to adaptive use and reconstruction and not satisfied by any section in the current zoning ordinance, including:

- Allowance for two residentially-used structures on the same property where the property owner does not keep a permanent address;
- Allowance for reconstruction of a previously existing structure;
- Allowance to reconstruct without meeting the minimum lot size within the zoning district.

In addition, we believe that these issues will not be resolved by the proposed Adaptive Reuse Ordinance (in process), proposed revisions to the RMF-30 zoning classification (in process), and are not addressed through the current Accessory Dwelling Unit ordinance.

Therefore, to address the shortcomings, the following supportive documentation and zoning text amendment draft language are proposed for Chapter 21A.34.020 H Historic Preservation Overlay District. As stated above, it is the desire of the applicant to obtain approval for an application under this text amendment with one review and public process through the Historic Landmarks Commission. Utilizing this process will streamline the process for the applicant, for city review, and provide the public an opportunity for input.

The goals of this application to address the three current deficiencies and well supported by the city's wide range of plans and guiding documents, including those that are neighborhood-specific, for historic preservation, and for housing. The following is a summary list of those plans and supportive statements from each.

Avenues Master Plan

Housing and Neighborhood Improvement Planning Goal: Continue to encourage private restoration and rehabilitation efforts in the Avenues Community through financial assistance and supportive zoning and building code enforcement. (pg. 3)

Historic Preservation Planning Goal: Encourage preservation of historically and architecturally significant sites and the established character of the Avenues and South Temple Historic Districts. (pg. 4)

Future land use map indicates Medium-Density 8-20 Units per Gross Acre (pg. 7)

Property is situated between an urban trail (A Street) and within one block of two Collector streets (B Street and Second Avenue), as well as a half-mile from the Central Business District, therefore meeting this plan's and many other plan's goals of proximity to transportation and for walkability.

Urban Design Planning Goal: Design public facilities to enhance the established residential character of the Avenues, and encourage private property improvements that are visually compatible with the surrounding neighborhood. (pg. 10)

Residential Design Guidelines

The applicant's overall goal is most closely defined as Rehabilitation in the Salt Lake City Design Guidelines, but could also be viewed as a combination of strategies, including Reconstruction. Rehabilitation is defined in Part I, page 3:5:

“Rehabilitation is the process of returning a property to a state which makes a contemporary use possible, while still preserving those portions or features of the property which are significant to its historic, architectural, and cultural values. Rehabilitation may include the adaptive reuse of the building, and major or minor additions may also occur. Most good preservation projects in Salt Lake City may be considered rehabilitation projects.”

A definition for Reconstruction is provided in the Appendix, pg. C:3, and states that Reconstruction is:

“The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as if [sic] appeared at a specific period of time.”

Accessory Structures (Part II 9:1)

This application is consistent with the guidelines in Chapter 9: Accessory Structures, including the Context & Character, Design Objective, Preserving or Rehabilitating Historic Accessory Structures, and subsections with the headings:

- Preserve a historic accessory building when feasible.
- New accessory buildings should be constructed to be compatible with the primary structure.
- Attaching garages and carports to the primary structure should be avoided.

The Avenues (Part III 13:1-14)

This application complies with the stipulations on page 13:12 under the heading Accessory Structures within the specific chapter for The Avenues:

- Most secondary structures were built along the rear of the lot, accessed by the alley, if one existed. This should be continued.
- Garages, as well as driveways, should not dominate the streetscape; therefore, they should be detached from the main house and located to the rear of the house, if possible.
- Historically, garages and carriage houses in the Avenues were simple wood structures covered with a gabled or hipped roof.
- A new secondary structure should follow historic precedent, in terms of material and form.

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“The need to preserve the unique character of the City’s urban neighborhoods, while allowing for modifications to existing homes to meet today’s current living standards for space and convenience are important City policies.” (pg. I-8)

The CHPP references the city’s Community Housing Plan (II-7,8), and while those references are supportive of this application, they are not from the city’s most current housing plan. The city adopted the Growing SLC Housing Plan in 2018 and references

from that plan are included in a later section. However, the CHPP does reference goals of the city’s Strategic Plan and Futures Report on pages II-10 and II-11. Those that are also supportive of this application include:

- Enforce preservation strategies for buildings and neighborhoods.
- Our historical heritage, including historic buildings and neighborhoods, is recognized as a vital component of an exciting, livable city. Preserve historic structures, streets, and other landmarks in all new development strategies.
- Assist property owners with solving the challenges of adaptive reuse.

Policies and Actions Relating to Regulations

3.3I Encourage amendment of the building development code to clearly enable appropriate historic renovation and remodels as well as adaptive reuse of historic structures.

3.3k Support modifications 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.

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Economic Development

6.4c Historic preservation is identified as an important means of providing employment opportunities for local crafts persons and skilled workers which keep money in the local economy.

Housing

6.5a Ensure zoning supports the retention and reuse of existing historic apartment and non-residential buildings.

6.5b Support the renovation and use of historic apartment buildings and the adaptive reuse of historic non-residential buildings for residential units.

6.5e Allow the development of additional dwelling units as an incentive for preservation of historic structures.

Growing Salt Lake Housing Plan

Goal 1: Increase Housing Options

Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.

1.1.1 Develop flexible zoning tools and regulations, with a focus along significant transportation routes.

1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.

Objective 2: Remove impediments in City processes to encourage housing development.

Goal 3: Equitable & Fair Housing

Objective 2: Align resources and invest in strategic expansion of opportunity throughout all neighborhoods of the city and access to existing areas of opportunity.

Objective 3: Implement Life cycle Housing principles in neighborhoods throughout the city.

3.3.1 Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life.

The SLC Comprehensive Housing Policy (2016) also includes supportive statements for this proposal:

1. Foster and celebrate the urban residential tradition;
2. Respect the character and charm of predominantly residential districts, including those with historic character and qualities, while also providing opportunities for the provision of local goods and services easily accessed by neighborhoods;
4. Develop new housing opportunities throughout the City;
7. Recognize that residents, business owners, and local government all have a role to play in creating and sustaining healthy neighborhoods.

Plan Salt Lake

Under Sustainable Growth & Development on page 9, the paragraphs on Placemaking and Density, and those that reference Compatibility and Green Building on page 10, are supportive of this application.

On page 14, supportive Guiding Principles of Plan Salt Lake include the following:

- 2) Growing responsibly while providing people with choices about where they live, how they live, and how they get around.
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- 9) Maintaining places that provide a foundation for the City to affirm our past.
- 10) Vibrant, diverse, and accessible artistic and cultural resources that showcase the community's long standing commitment to a strong creative culture.

Under Chapter 1 - Neighborhoods, the supportive Initiatives on page 17 include:

1. Maintain neighborhood stability and character.
4. Support neighborhood identity and diversity.
6. Incorporate artistic elements and support cultural events on a neighborhood scale to reinforce neighborhood character and identity.

Under Chapter 2 - Growth, the supportive Initiatives on page 19 include:

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors
3. Promote infill and redevelopment of underutilized land.
6. Accommodate and promote an increase in the city's population.

Under Chapter 3 - Housing, the supportive Initiatives on page 21 include:

2. Increase the number of medium density housing types and options.
4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
6. Promote energy efficient housing and rehabilitation of existing housing stock.

Under Chapter 6 - Natural Environment, the supportive Initiatives on page 27 include:

3. Practice responsible waste management by: reusing and repurposing materials, including promoting the reuse of existing buildings over demolition.

Under Chapter 8 - Beautiful City, the supportive Initiatives on page 31 include:

5. Support and encourage architecture, development, and infrastructure that: reflects our diverse cultural, ethnic, and religious heritage.
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Under Chapter 9 - Preservation, the supportive Initiatives on page 33 include:

1. Preserve and enhance neighborhood and district character.
2. Encourage the incorporation of historic elements into buildings, landscapes, public spaces, streetscapes, neighborhoods, and districts where appropriate.
3. Retain areas of structures of historic and architectural value.

4. Integrate preservation into City regulation, policy, and decision making.
5. Balance preservation with flexibility for change and growth.

Under Chapter 13 - Government, the supportive Initiatives on page 41 include:

2. Provide opportunities for public participation, input, and engagement throughout the decision-making process.

National Register of Historic Places listings in Salt Lake City

This is a list of the National Register of Historic Places listings in Salt Lake City, Utah.

This is intended to be a complete list of the properties and districts on the National Register of Historic Places in Salt Lake City, Utah, United States. Latitude and longitude coordinates are provided for many National Register properties and districts; these locations may be seen together in an online map.^[1]

There are more than 350 properties and districts listed on the National Register in Salt Lake County, including 6 National Historic Landmarks. 222 of these sites, including 4 National Historic Landmarks, are located in Salt Lake City, and are listed here; the remaining sites, including 2 National Historic Landmarks, are listed separately. Another 17 sites in the city were once listed, but have since been removed.



Salt Lake City and its surrounding area

This National Park Service list is complete through NPS recent listings (<https://www.nps.gov/subjects/nationalregister/weekly-list.htm>) posted April 3, 2020.^[2]

Current listings

Summary

Total National Register listings in SLc as of 4/3/2020 = 222

National Register Listed Residences (*) = 77

National Reg. Listings mentioning individual w/ Carriage House (***) = 4

Nat. Reg. Listings inferring individual Carriage House = 2










(See Entries # 131, 158 Below)

ATTACHMENT: Summary of Carriage Houses potentially qualified for rezoning as of 4/3/2020











[3]	Name on the Register ^[4]	Image	Date listed ^[5]	Location	Neighborhood	Description
1	19th Ward Meetinghouse and Relief Society Hall		May 26, 1976 (#76001620 (https://pgallery.nps.gov/AssetDet.a1NRRS/76001620))	166 W. 500 North 40°45'49"N 111°53'42"W	Capitol Hill	
2	Altadena Apartments		January 27, 2010 (#99001291 (https://pgallery.nps.gov/AssetDet.a1NRRS/99001291))	310 S. 300 East 40°45'45"N 111°52'58"W	Central City	
3	Fortunato Anselmo House		May 21, 1979 (#79002499 (https://pgallery.nps.gov/AssetDet.a1NRRS/79002499))	164 S. 900 East 40°45'56"N 111°51'54"W	Central City	
4	George Arbuckle House		February 12, 1982 (#82004130 (https://pgallery.nps.gov/AssetDet.a1NRRS/82004130))	747 E. 1700 South 40°44'02"N 111°52'08"W	Sugar House	
5	Armista Apartments		October 20, 1989 (#89001736 (https://pgallery.nps.gov/AssetDet.a1NRRS/89001736))	555 E. 100 South 40°48'04"N 111°52'02"W	Central City	
6	Francis Armstrong House		May 23, 1980 (#80003914 (https://pgallery.nps.gov/AssetDet.a1NRRS/80003914))	667 E. 100 South 40°48'03"N 111°52'16"W	Central City	
7	Ashby Apartments		November 16, 2006 (#06001067 (https://pgallery.nps.gov/AssetDet.a1NRRS/06001067))	358 E. 100 South 40°48'01"N 111°52'49"W	Central City	
8	Avenues Historic District		August 27, 1980 (#80003915 (https://pgallery.nps.gov/AssetDet.a1NRRS/80003915))	Roughly bounded by 1st and 8th Aves. and State and Virginia Sts. 40°48'23"N 111°52'10"W	Avenues	
9	B'nai Israel Temple		November 16, 1978 (#78002666 (https://pgallery.nps.gov/AssetDet.a1NRRS/78002666))	249 S. 400 East 40°45'48"N 111°52'42"W	Central City	
10	Charles Baldwin House		February 11, 1982 (#82004131 (https://pgallery.nps.gov/AssetDet.a1NRRS/82004131))	229 S. 1200 East 40°45'52"N 111°51'21"W	University	

[3]	Name on the Register ^[4]	Image	Date listed ^[5]	Location	Neighborhood	Description
11	Simon Bamberger House		May 30, 1975 (#75001814 (https://pgallery.nps.gov/AssetDet.a1NRRS/75001814))	823 E. 100 South 40°48'03"N 111°52'19"W	Central City	Simon Bamberger was governor of Utah 1917–1921.
12	Jeremiah Beattie House		July 7, 1983 (#83004421 (https://pgallery.nps.gov/AssetDet.a1NRRS/83004421))	855 E. 200 South 40°45'55"N 111°52'29"W	Central City	
13	Beehive House		February 26, 1970 (#70000626 (https://pgallery.nps.gov/AssetDet.a1NRRS/70000626))	87 E. South Temple St. 40°46'11"N 111°53'19"W	Downtown	
14	William F. Beer Estate		December 6, 1977 (#77001306 (https://pgallery.nps.gov/AssetDet.a1NRRS/77001306))	181 B St. and 222 4th Ave. 40°48'24"N 111°52'52"W	Avenues	
15	Ebenezer Beesley House		July 16, 1979 (#79002500 (https://pgallery.nps.gov/AssetDet.a1NRRS/79002500))	80 W. 300 North 40°48'35"N 111°53'34"W	Capitol Hill	
16	Belvedere Apartments		May 8, 2012 (#12000271 (https://pgallery.nps.gov/AssetDet.a1NRRS/12000271))	29 S. State St. 40°48'07"N 111°53'17"W	Downtown	Salt Lake City Multiple Property Submission.
17	Howard and Marlen Bennion House		August 27, 2013 (#13000640 (https://pgallery.nps.gov/AssetDet.a1NRRS/13000640))	2136 E. Hubbard Ave. 40°44'55"N 111°49'49"W	Foothill	
18	Benwerth-Chapman Apartments and Chapman Cottages		December 30, 2004 (#04001417 (https://pgallery.nps.gov/AssetDet.a1NRRS/04001417))	227 S. 400 East 40°45'51"N 111°52'45"W	Central City	
19	Bertolini Block		September 29, 1976 (#76001822 (https://pgallery.nps.gov/AssetDet.a1NRRS/76001822))	143½ W. 200 South 40°45'53"N 111°53'41"W	Downtown	
20	Best-Cannon House		October 3, 1980 (#80003916 (https://pgallery.nps.gov/AssetDet.a1NRRS/80003916))	1148 S. 900 East 40°44'42"N 111°51'32"W	9th and 9th	
21	Bigelow Apartments		December 30, 2004 (#04001418 (https://pgallery.nps.gov/AssetDet.a1NRRS/04001418))	225 S. 400 East 40°45'57"N 111°52'43"W	Central City	

[3]	Name on the Register ^[4]	Image	Date listed ^[5]	Location	Neighborhood	Description
22	Booth-Parsons House		May 9, 2012 (#12000272 (https://pgallery.nps.gov/AssetDet.a1NRRS/12000272))	1884 S. 900 East 40°43'45"N 111°51'56"W	Sugar House	
23	Boulevard Gardens Historic District		December 31, 2018 (#18000328 (https://pgallery.nps.gov/AssetDet.a1NRRS/18000328))	Roughly bounded by Quaysie Ave., Main and W. Temple Sts. 40°43'53"N 111°52'33"W	Ballpark	
24	Broadway Hotel		August 17, 1982 (#82004132 (https://pgallery.nps.gov/AssetDet.a1NRRS/82004132))	222 W. 300 South 40°45'47"N 111°53'49"W	Downtown	
25	Building at Rear, 537 West 200 South		December 27, 1982 (#82004849 (https://pgallery.nps.gov/AssetDet.a1NRRS/82004849))	Rear, 537 W. 200 South 40°45'52"N 111°54'21"W	Central City West	
26	Building at 561 West 200 South		December 27, 1982 (#82004848 (https://pgallery.nps.gov/AssetDet.a1NRRS/82004848))	561 W. 200 South 40°45'54"N 111°54'24"W	Central City West	
27	George M. Cannon House		July 18, 1983 (#83004419 (https://pgallery.nps.gov/AssetDet.a1NRRS/83004419))	720 E. Ashton Ave. 40°43'10"N 111°52'11"W	Sugar House	
28	Capitol Building		October 11, 1978 (#78002667 (https://pgallery.nps.gov/AssetDet.a1NRRS/78002667))	Capitol Hill 40°46'38"N 111°53'17"W	Capitol Hill	
29	Capitol Hill Historic District		August 2, 1982 (#82004135 (https://pgallery.nps.gov/AssetDet.a1NRRS/82004135))	Roughly bounded by Beck, Main and Wall Sts., 300 North, Victory Rd., and Capitol Blvd., also roughly bounded by 300 North, 400 West, 800 North, Wall St., and 200 West 40°46'43"N 111°53'33"W	Capitol Hill	Second set of boundaries represents a boundary increase
30	Cathedral of the Madeleine		March 11, 1971 (#71000845 (https://pgallery.nps.gov/AssetDet.a1NRRS/71000845))	331 E. South Temple St. 40°46'12"N 111°52'52"W	Avenues	

[#]	Name on the Register ^[4]	Image	Date listed ^[5]	Location	Neighborhood	Description
31	Centennial Home		September 7, 2001 (#01000950) (https://npgallery.nps.gov/AssetDetal/NRIS/01000950)	307 Virginia St. 40°46'31"N 111°51'09"W	Avenues	
32	Central Warehouse		August 17, 1982 (#82004136) (https://npgallery.nps.gov/AssetDetal/NRIS/82004136)	520 W. 200 South 40°45'56"N 111°54'20"W	Central City West	
33	Chapman Branch Library		January 20, 1980 (#80003918) (https://npgallery.nps.gov/AssetDetal/NRIS/80003918)	577 S. 900 West 40°45'24"N 111°54'58"W	Poplar Grove	
34	Isaac Chase Mill		June 15, 1970 (#70000627) (https://npgallery.nps.gov/AssetDetal/NRIS/70000627)	Liberty Park, 600 East 40°44'36"N 111°52'25"W	Liberty Wells	
35	City Creek Canyon Historic District		March 12, 1980 (#80003919) (https://npgallery.nps.gov/AssetDetal/NRIS/80003919)	Bounded by Capitol Boulevard, A St., 4th Ave. and Canyon Rd. 40°46'49"N 111°52'59"W	City Creek Canyon	
36	Isaac C. and Dorothy S. Clark House		January 11, 2002 (#01001452) (https://npgallery.nps.gov/AssetDetal/NRIS/01001452)	1430 E. Federal Way 40°46'05"N 111°50'57"W	Federal Heights	
37	Cliff Building		August 17, 1982 (#82004139) (https://npgallery.nps.gov/AssetDetal/NRIS/82004139)	272 S. Main St. 40°45'47"N 111°53'27"W	Downtown	
38	Cliff Apartments		October 20, 1989 (#89001739) (https://npgallery.nps.gov/AssetDetal/NRIS/89001739)	1270–1280 E. 200 South 40°45'33"N 111°51'12"W	University	
39	Henry A. and Tile S. Cohn House		August 5, 1996 (#96000371) (https://npgallery.nps.gov/AssetDetal/NRIS/96000371)	1369 E. Westminster Ave. 40°43'45"N 111°51'02"W	Sugar House	
40	Congregation Montefiore Synagogue		June 27, 1985 (#85001396) (https://npgallery.nps.gov/AssetDetal/NRIS/85001396)	355 S. 300 East 40°45'41"N 111°52'53"W	Central City	

[#]	Name on the Register ^[4]	Image	Date listed ^[5]	Location	Neighborhood	Description
41	Congregation Sharay Tzedek Synagogue		June 27, 1985 (#85001396) (https://npgallery.nps.gov/AssetDetal/NRIS/85001396)	833 S. 200 East 40°45'04"N 111°53'03"W	Central City	
42	Continental Bank Building		December 27, 1982 (#82004850) (https://npgallery.nps.gov/AssetDetal/NRIS/82004850)	200 S. Main St. 40°45'53"N 111°53'27"W	Downtown	
43	Converse Hall		April 20, 1978 (#78002685) (https://npgallery.nps.gov/AssetDetal/NRIS/78002685)	1940 S. 1300 East 40°43'50"N 111°51'14"W	Sugar House	The oldest building at Westminster College
44	Cornell Apartments		October 20, 1989 (#89001741) (https://npgallery.nps.gov/AssetDetal/NRIS/89001741)	101 S. 600 East 40°46'01"N 111°52'26"W	Central City	
45	Corona Apartments		October 20, 1989 (#89001742) (https://npgallery.nps.gov/AssetDetal/NRIS/89001742)	335 S. 200 East 40°45'43"N 111°53'03"W	Central City	
46	Council Hall		May 14, 1971 (#71000946) (https://npgallery.nps.gov/AssetDetal/NRIS/71000946)	Capitol Hill at head of State St. 40°46'33"N 111°53'13"W	Capitol Hill	
47	Almon A. Covey House		October 3, 1980 (#80003920) (https://npgallery.nps.gov/AssetDetal/NRIS/80003920)	1211 E. 100 South 40°46'03"N 111°51'21"W	University	
48	Hyrum T. Covey House		October 3, 1980 (#80003921) (https://npgallery.nps.gov/AssetDetal/NRIS/80003921)	1229 E. 100 South 40°46'03"N 111°51'19"W	University	
49	Cramer House		August 17, 1982 (#82004140) (https://npgallery.nps.gov/AssetDetal/NRIS/82004140)	241 Floral St. 40°45'50"N 111°53'13"W	Central City	
50	Crown Cleaning and Dyeing Company Building		July 11, 2003 (#03000633) (https://npgallery.nps.gov/AssetDetal/NRIS/03000633)	1989 S. 1100 East 40°43'46"N 111°51'31"W	Sugar House	

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51	William Culmer House		April 18, 1974 (#74001935) (https://npgallery.nps.gov/AssetDetal/NRIS/74001935)	33 C St. 40°46'14"N 111°52'43"W	Avenues	Now the Sacred Heart Center of the Roman Catholic Diocese of Salt Lake City
52	Byron Cummings House		October 13, 1983 (#83003949) (https://npgallery.nps.gov/AssetDetal/NRIS/83003949)	936 E. 1700 South 40°44'09"N 111°51'49"W	Perkins Addition	
53	Genevieve & Alexander Curtis House		September 9, 2010 (#10000730) (https://npgallery.nps.gov/AssetDetal/NRIS/10000730)	1119 E. Westminster Ave. 40°43'46"N 111°51'32"W	Sugar House	
54	Dalt Block		May 28, 1976 (#76001823) (https://npgallery.nps.gov/AssetDetal/NRIS/76001823)	128 S. Main St. 40°45'59"N 111°53'29"W	Downtown	
55	Davis Deaconess Home		January 24, 1995 (#94001583) (https://npgallery.nps.gov/AssetDetal/NRIS/94001583)	347 S. 400 East 40°45'41"N 111°52'44"W	Central City	
56	Denver and Rio Grande Railroad Station		September 25, 1975 (#75001815) (https://npgallery.nps.gov/AssetDetal/NRIS/75001815)	300 South and Rio Grande 40°45'46"N 111°54'14"W	Central City West	
57	Devereaux House		March 11, 1971 (#71000847) (https://npgallery.nps.gov/AssetDetal/NRIS/71000847)	334 W. South Temple St. 40°46'13"N 111°54'02"W	Downtown	
58	Harper J. Dinwiny House		October 13, 1983 (#83003950) (https://npgallery.nps.gov/AssetDetal/NRIS/83003950)	925 E. Logan Ave. 40°44'04"N 111°51'49"W	Perkins Addition	
59	Henry Dinwoodey House		July 24, 1974 (#74001936) (https://npgallery.nps.gov/AssetDetal/NRIS/74001936)	411 E. 100 South 40°46'04"N 111°52'42"W	Central City	
60	Eagles Building		September 30, 2019 (#190004480) (https://npgallery.nps.gov/AssetDetal/NRIS/190004480)	404 S West Temple St. 40°45'37"N 111°53'36"W	Downtown	

[#]	Name on the Register ^[4]	Image	Date listed ^[5]	Location	Neighborhood	Description
61	Exchange Place Historic District		August 10, 1978 (#78002689) (https://npgallery.nps.gov/AssetDetal/NRIS/78002689)	Exchange Place and S. Main St. 40°45'38"N 111°53'22"W	Downtown	
62	J. Leo Fairbanks House		April 26, 1984 (#84002198) (https://npgallery.nps.gov/AssetDetal/NRIS/84002198)	1228 Bryan Ave. 40°44'08"N 111°51'19"W	Sugar House	
63	Felt Electric		August 17, 1982 (#82004141) (https://npgallery.nps.gov/AssetDetal/NRIS/82004141)	165 S. Regent St. 40°45'55"N 111°53'20"W	Downtown	
64	Fifth Ward Meetinghouse		December 8, 1978 (#78002670) (https://npgallery.nps.gov/AssetDetal/NRIS/78002670)	740 S. 300 West 40°45'11"N 111°54'00"W	Central City West	
65	Firestation No. 8		July 28, 1983 (#83004423) (https://npgallery.nps.gov/AssetDetal/NRIS/83004423)	258 S. 1300 East 40°45'49"N 111°51'33"W	University	Built in 1930 to serve the east bench area; now a restaurant.
66	First Church of Christ, Scientist		July 30, 1976 (#76001824) (https://npgallery.nps.gov/AssetDetal/NRIS/76001824)	352 E. 300 South 40°45'45"N 111°52'49"W	Central City	
67	First Methodist Episcopal Church		January 24, 1995 (#94001582) (https://npgallery.nps.gov/AssetDetal/NRIS/94001582)	200 S. 200 East 40°45'53"N 111°53'08"W	Central City	
68	First National Bank		May 24, 1976 (#76001825) (https://npgallery.nps.gov/AssetDetal/NRIS/76001825)	163 S. Main St. 40°45'56"N 111°53'24"W	Downtown	
69	First Security Bank Building		September 28, 2005 (#05001107) (https://npgallery.nps.gov/AssetDetal/NRIS/05001107)	405 S. Main St. 40°45'36"N 111°53'23"W	Downtown	The first International Style building in Utah, built in 1955

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70	Albert Fisher Mansion and Carriage House * *		October 9, 2008 (#83004675 (https://npgallery.nps.gov/AssetDetal/NRIS/83004675))	1208 W. 200 South 40°45'57"N 111°53'33"W	Poplar Grove	
71	Ford Motor Company Service Building		November 2, 2000 (#00001302 (https://npgallery.nps.gov/AssetDetal/NRIS/00001302))	280 S. 400 West 40°45'47"N 111°54'08"W	Central City West	
72	Forest Dale Historic District		April 23, 2009 (#00002411 (https://npgallery.nps.gov/AssetDetal/NRIS/00002411))	Roughly bounded by 700 East, Interstate 80, Commonwealth Ave., and 900 East 40°43'20"N 111°52'05"W	Sugar House	
73	Fort Douglas		June 15, 1970 (#70000628 (https://npgallery.nps.gov/AssetDetal/NRIS/70000628))	Fort Douglas Military Reservation 40°45'52"N 111°49'58"W	Foothill	
74	J. A. Fritsch Block		July 30, 1976 (#76001826 (https://npgallery.nps.gov/AssetDetal/NRIS/76001826))	158 E. 200 South 40°45'53"N 111°53'07"W	Central City	
75	W.P. Fuller Paint Company Office and Warehouse		September 15, 2005 (#95001037 (https://npgallery.nps.gov/AssetDetal/NRIS/05001037))	404 W. 400 South 40°45'40"N 111°54'08"W	Central City West	
76	George and Ellen Furgis House *		July 7, 2015 (#15000399 (https://npgallery.nps.gov/AssetDetal/NRIS/15000399))	2474 East 9th South Cir. 40°44'59"N 111°49'13"W	Foothill	
77	General Engineering Company Building		January 21, 1980 (#80003922 (https://npgallery.nps.gov/AssetDetal/NRIS/80003922))	159 W. Pierpont Ave. 40°45'49"N 111°52'44"W	Downtown	
78	Gibbs-Thomas House *		July 12, 1984 (#84002202 (https://npgallery.nps.gov/AssetDetal/NRIS/84002202))	137 N. West Temple St. 40°45'22"N 111°53'36"W	Capitol Hill	

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79	Gilmer Park Historic District		March 28, 1996 (#96000314 (https://npgallery.nps.gov/AssetDetal/NRIS/96000314))	Roughly bounded on 1100 East, 901 South, 1300 East, and Harvard Av. 40°44'45"N 111°51'21"W	East Center	
80	Greenwald Furniture Company Building		December 27, 1982 (#82004851 (https://npgallery.nps.gov/AssetDetal/NRIS/82004851))	35 W. 300 South 40°45'45"N 111°53'28"W	Downtown	
81	Nels G. Hall House *		October 3, 1980 (#80003923 (https://npgallery.nps.gov/AssetDetal/NRIS/80003923))	1340 2nd Ave. 40°45'18"N 111°50'56"W	Federal Heights	
82	Nephi J. Hansen House *		December 9, 1999 (#99001562 (https://npgallery.nps.gov/AssetDetal/NRIS/99001562))	1797 S. 1400 East 40°43'51"N 111°51'00"W	Sugar House	
83	Harris Apartments		September 24, 1991 (#91001445 (https://npgallery.nps.gov/AssetDetal/NRIS/91001445))	836 S. 500 East 40°45'03"N 111°52'34"W	Central City	
84	William Hawk Cabin *		December 29, 1978 (#78002671 (https://npgallery.nps.gov/AssetDetal/NRIS/78002671))	458 N. 300 West 40°46'54"N 111°53'53"W	Capitol Hill	
85	Henderson Block		January 30, 1978 (#78002672 (https://npgallery.nps.gov/AssetDetal/NRIS/78002672))	375 W. 200 South 40°45'52"N 111°54'05"W	Central City West	
86	Thomas and Mary Hapworth House *		April 21, 2000 (#00000404 (https://npgallery.nps.gov/AssetDetal/NRIS/00000404))	725 W. 200 North 40°46'25"N 111°54'40"W	Fairpark	
87	Herald Building		July 30, 1976 (#76001827 (https://npgallery.nps.gov/AssetDetal/NRIS/76001827))	165–169 S. Main St. 40°45'56"N 111°53'24"W	Downtown	
88	Highland Park Historic District		April 23, 1998 (#98000405 (https://npgallery.nps.gov/AssetDetal/NRIS/98000405))	Roughly bounded by Parkway Ave., 1500 East, 2700 South, and Elizabeth St. 40°42'55"N 111°51'07"W	Sugar House	

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89	Lewis S. Hills House *		August 18, 1977 (#77001307 (https://npgallery.nps.gov/AssetDetal/NRIS/77001307))	126 S. 200 West 40°48'00"N 111°53'47"W	Downtown	
90	Lewis S. Hills House		August 3, 1990 (#90001141 (https://npgallery.nps.gov/AssetDetal/NRIS/90001141))	425 E. 100 South 40°46'03"N 111°52'41"W	Central City	
91	Hollywood Apartments		April 7, 1994 (#94000302 (https://npgallery.nps.gov/AssetDetal/NRIS/94000302))	234 E. 100 South 40°46'01"N 111°53'02"W	Central City	
92	Holy Trinity Greek Orthodox Church		July 8, 1975 (#75001816 (https://npgallery.nps.gov/AssetDetal/NRIS/75001816))	279 S. 200 West 40°45'49"N 111°53'54"W	Downtown	
93	Hotel Utah		January 3, 1978 (#78002673 (https://npgallery.nps.gov/AssetDetal/NRIS/78002673))	South Temple and Main St. 40°48'11"N 111°53'23"W	Downtown	Now the Joseph Smith Memorial Building
94	Hotel Victor		August 17, 1982 (#82004143 (https://npgallery.nps.gov/AssetDetal/NRIS/82004143))	155 W. 200 South 40°45'53"N 111°53'42"W	Downtown	
95	Immanuel Baptist Church		December 12, 1978 (#78002668 (https://npgallery.nps.gov/AssetDetal/NRIS/78002668))	401 E. 200 South 40°45'55"N 111°52'45"W	Central City	
96	Independent Order of Odd Fellows Hall		November 7, 1977 (#77001308 (https://npgallery.nps.gov/AssetDetal/NRIS/77001308))	39 W. Market St. 40°45'41"N 111°53'30"W	Downtown	Originally at 26 W. Market St., moved in August 2009

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97	Irving Junior High School		December 22, 1978 (#78002674 (https://npgallery.nps.gov/AssetDetal/NRIS/78002674))	1179 E. 2100 South 40°43'34"N 111°51'25"W	Sugar House	
98	Ivanhoe Apartments		October 20, 1969 (#69001738 (https://npgallery.nps.gov/AssetDetal/NRIS/69001738))	417 E. 300 South 40°45'47"N 111°52'41"W	Central City	
99	Japanese Church of Christ		August 17, 1982 (#82004144 (https://npgallery.nps.gov/AssetDetal/NRIS/82004144))	268 W. 100 South 40°46'03"N 111°53'54"W	Downtown	
100	John W. Judd House *		October 13, 1983 (#83003952 (https://npgallery.nps.gov/AssetDetal/NRIS/83003952))	918 E. Logan Ave. 40°44'03"N 111°51'50"W	Perkins Addition	
101	Judge Building		December 26, 1979 (#79002502 (https://npgallery.nps.gov/AssetDetal/NRIS/79002502))	8 E. 300 South 40°45'46"N 111°53'24"W	Downtown	
102	Emanuel Kahn House *		July 21, 1977 (#77001309 (https://npgallery.nps.gov/AssetDetal/NRIS/77001309))	678 E. South Temple St. 40°46'09"N 111°52'15"W	Central City	Now the Anniversary Inn bed and breakfast
103	Karrick Block		June 16, 1976 (#76001828 (https://npgallery.nps.gov/AssetDetal/NRIS/76001828))	236 S. Main St. 40°45'49"N 111°53'28"W	Downtown	
104	Kearns Building		August 17, 1982 (#82004145 (https://npgallery.nps.gov/AssetDetal/NRIS/82004145))	132 S. Main St. 40°45'58"N 111°53'27"W	Downtown	
105	Thomas Kearns Mansion and Carriage House * *		February 26, 1970 (#70000631 (https://npgallery.nps.gov/AssetDetal/NRIS/70000631))	603 E. South Temple St. 40°46'11"N 111°52'33"W	Avenues	Serves as the Utah Governor's Mansion

Table with 7 columns: ID, Name on the Register, Image, Date listed, Location, Neighborhood, Description. Rows include David Keith Manson and Carriage House, Keith-O'Brien Building, Albert H. Kelly House, John B. Kelly House, Keyser-Cullen House, Malcolm and Elizabeth Keyser House, Ladies Literary Club Clubhouse, John C. and Mary Landenberger House, James and Susan R. Langton House, Harold B. and Fern Lee House, Leifer-Woodman Building, Dr. David and Juanita Lewis House.

Table with 7 columns: ID, Name on the Register, Image, Date listed, Location, Neighborhood, Description. Rows include Liberty Park, Liberty Wells Historic District, Lincoln Arms Apartments, Lollin Block, Henry Luce House, Walter C. Lynne House, Mabry-Van Pelt House, Millard F. Malin House, James G. McAllister House.

Table with 7 columns: ID, Name on the Register, Image, Date listed, Location, Neighborhood, Description. Rows include McCormick Building, Alfred W. McCune Mansion, J. G. McDonald Chocolate Company Building, McInyre Building, McInyre House (with handwritten note 'See Note'), Joseph and Marie N. McRae House, Frederick A.E. Meyer House, Alexander Mitchell House, Richard Vaughn Morris House, Morrison-Merrill Lumber Company Office and Warehouse, Mountain States Telephone and Telegraph Co. Garage.

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Table with 7 columns: ID, Name on the Register, Image, Date listed, Location, Neighborhood, Description. Rows include William A. Nelden House, Nelson-Beesley House, Carl M. Neuhausen House, New York Hotel, Old Clock at Zion's First National Bank, Old Pioneer Fort Site, Oquirrh School, Oregon Shortline Railroad Company Building, Frank M. Orem House, Orpheum Theatre.

Table with 7 columns: #, Name on the Register, Image, Date listed, Location, Neighborhood, Description. Rows include Ottinger Hall, Pacific Northwest Pipeline Building, Lowell and Emily Parrish House, Peter Pan Apartments, Park Hotel, Clifford R. Pearsall House, Piccardy Apartments, Peery Hotel, John Platts House, John and Margaret Price House, Lorenzo and Emma Price House and Barn.

* See Note

Table with 7 columns: #, Name on the Register, Image, Date listed, Location, Neighborhood, Description. Rows include Lewis A. Ramsey House, Richardson-Bower Building, Rowland Hall-St. Mark's School, Jonathan C. and Eliza K. Royle House, Eliza Gray Rumel, St. Mark's Episcopal Cathedral, Salt Lake City and County Building, Salt Lake City East Side Historic District, Salt Lake City Public Library, Salt Lake Country Club and Golf Course.

Table with 7 columns: #, Name on the Register, Image, Date listed, Location, Neighborhood, Description. Rows include Salt Lake Engineering Works-Bogue Supply Company Building, Salt Lake Hardware Company Warehouse, Salt Lake Northwest Historic District, Salt Lake Stamp Company Building, Salt Lake Stock and Mining Exchange Building, Salt Lake Union Pacific Railroad Station, Sampson Apartments, Sarah Daft Home for the Aged, Seventh-day Adventist Meetinghouse and School, Silver Brothers' Iron Works Office and Warehouse.

Table with 7 columns: #, Name on the Register, Image, Date listed, Location, Neighborhood, Description. Rows include Smith Apartments, George Albert Smith House, Smith-Bailey Drug Company Building, South Temple Historic District, Sprague Branch of the Salt Lake City Public Library, Steiner American Building, Stratford Hotel, Sugar House LDS Ward Building, Sugar House Monument.

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#	Name on the Register ⁽⁴⁾	Image	Date listed ⁽⁵⁾	Location	Neighborhood	Description
188	Sweet Candy Company Building		December 28, 2000 (#00001584 (https://npgallery.nps.gov/AssetDet.a?NRIS/00001584))	224 S. 200 West 40°45′52″N 111°53′48″W	Downtown	
189	Temple Squares		October 15, 1965 (#9000738 (https://npgallery.nps.gov/AssetDet.a?NRIS/6600738))	Temple Square 40°48′14″N 111°53′29″W	Downtown	
190	Tenth Ward Square		November 11, 1977 (#77001314 (https://npgallery.nps.gov/AssetDet.a?NRIS/77001314))	400 South and 800 East 40°45′37″N 111°52′05″W	Central City	
191	Third Presbyterian Church Parsonage		May 19, 2000 (#00000522 (https://npgallery.nps.gov/AssetDet.a?NRIS/00000522))	1068 E. Blaine Ave. 40°43′56″N 111°51′35″W	Sugar House	
192	Tracy Loan and Trust Company Building		October 10, 1978 (#78002881 (https://npgallery.nps.gov/AssetDet.a?NRIS/78002881))	151 S. Main St. 40°45′57″N 111°53′24″W	Downtown	
193	Tribune Building		July 30, 2012 (#8200108 (https://npgallery.nps.gov/AssetDet.a?NRIS/8200108))	137 S. Main St. 40°45′58″N 111°53′27″W	Downtown	
194	Trinity A.M.E. Church		July 30, 1976 (#76001831 (https://npgallery.nps.gov/AssetDet.a?NRIS/76001831))	239 E. 600 South 40°45′24″N 111°53′01″W	Central City	
195	Twenty-Ninth Ward LDS Meetinghouse		April 6, 2015 (#15000132 (https://npgallery.nps.gov/AssetDet.a?NRIS/15000132))	1102 W. 400 North 40°48′42″N 111°55′23″W	Fairpark	
196	Frank M. and Susan E. Ulmer House		December 20, 2002 (#02001556 (https://npgallery.nps.gov/AssetDet.a?NRIS/02001556))	1458 S. 1300 East 40°44′16″N 111°51′12″W	Sugar House	
197	University Neighborhood Historic District		December 13, 1995 (#95001430 (https://npgallery.nps.gov/AssetDet.a?NRIS/95001430))	Roughly bounded by 500 South, South Temple, 1100 East and University St. 40°45′20″N 111°51′20″W	University	
198	University of Utah Circle		April 20, 1978 (#78002682 (https://npgallery.nps.gov/AssetDet.a?NRIS/78002682))	University of Utah campus 40°43′54″N 111°50′59″W	University	

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4/8/2020

#	Name on the Register ⁽⁴⁾	Image	Date listed ⁽⁵⁾	Location	Neighborhood	Description
199	US Post Office-Sugar House		February 18, 1994 (#93000409 (https://npgallery.nps.gov/AssetDet.a?NRIS/93000409))	2155 S. Highland Dr. 40°43′27″N 111°51′30″W	Sugar House	
200	Utah Commercial and Savings Bank Building		June 18, 1975 (#75001819 (https://npgallery.nps.gov/AssetDet.a?NRIS/75001819))	22 E. 100 South 40°46′01″N 111°53′23″W	Downtown	
201	Utah State Fair Grounds		January 27, 1981 (#81000583 (https://npgallery.nps.gov/AssetDet.a?NRIS/81000583))	1000 West and North Temple Sts. 40°46′30″N 111°55′30″W	Fairpark	
202	Utah State Liquor Agency No. 22		July 11, 2003 (#03000639 (https://npgallery.nps.gov/AssetDet.a?NRIS/03000639))	1938 S. 1100 East 40°43′41″N 111°51′31″W	Sugar House	This building is no longer here.
203	Veterans Administration Hospital		June 16, 1996 (#96000630 (https://npgallery.nps.gov/AssetDet.a?NRIS/96000630))	401 E. 12th Ave. 40°47′04″N 111°52′40″W	Avenues	
204	Walker Bank Building		October 4, 2006 (#06000929 (https://npgallery.nps.gov/AssetDet.a?NRIS/06000929))	175 S. Main St. 40°45′57″N 111°53′24″W	Downtown	
205	Warehouse District		August 17, 1982 (#82000449 (https://npgallery.nps.gov/AssetDet.a?NRIS/82000449))	200 South and Pierpont Ave. between 300 and 400 West; also roughly bounded by I-15, US 50 S., W. Temple St., 300 West & 1000 South 40°45′47″N 111°54′10″W	Central City West	Second set of addresses represent a boundary increase of March 22, 2016
206	Wasatch Springs Plunge		May 15, 1980 (#80002088 (https://npgallery.nps.gov/AssetDet.a?NRIS/80002088))	840 N. 300 West 40°47′21″N 111°53′57″W	Capitol Hill	Housed the Children's Museum of Utah 1983-2006

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4/8/2020

#	Name on the Register ⁽⁴⁾	Image	Date listed ⁽⁵⁾	Location	Neighborhood	Description
207	Charles H. Weeks House		October 13, 1983 (#83003959 (https://npgallery.nps.gov/AssetDet.a?NRIS/83003959))	935 E. Logan Ave. 40°44′04″N 111°51′48″W	Perkins Addition	
208	Western General Agency Building		September 29, 2015 (#15000678 (https://npgallery.nps.gov/AssetDet.a?NRIS/15000678))	780 E. South Temple St. 40°46′09″N 111°52′08″W	East Central	
209	Western Macaroni Manufacturing Company Factory		April 7, 2015 (#15000133 (https://npgallery.nps.gov/AssetDet.a?NRIS/15000133))	244 S. 500 West 40°45′09″N 111°54′24″W	Central City West	
210	Westminster College President's House		September 7, 2001 (#01000981 (https://npgallery.nps.gov/AssetDet.a?NRIS/01000981))	1733 S. 1300 East 40°43′59″N 111°51′09″W	Sugar House	
211	Westmoreland Place Historic District		April 27, 2011 (#11000234 (https://npgallery.nps.gov/AssetDet.a?NRIS/11000234))	Roughly bounded by 1300 South, 1500 East, Sherman Ave. & 1600 East Sts. 40°44′27″N 111°50′48″W	Foothill	
212	Nelson Wheeler Whipple House		September 28, 1979 (#79002506 (https://npgallery.nps.gov/AssetDet.a?NRIS/79002506))	564 W. 400 North 40°46′42″N 111°54′27″W	Fairpark	
213	John M. Whitaker House		March 30, 1978 (#78002684 (https://npgallery.nps.gov/AssetDet.a?NRIS/78002684))	975 Garfield Ave. 40°43′48″N 111°51′43″W	Sugar House	
214	Woodruff Villa		July 14, 1982 (#820004150 (https://npgallery.nps.gov/AssetDet.a?NRIS/820004150))	1622 S. 500 East 40°44′03″N 111°52′34″W	Liberty Wells	
215	Asahel Hart Woodruff House		July 14, 1982 (#820004151 (https://npgallery.nps.gov/AssetDet.a?NRIS/820004151))	1636 S. 500 East 40°44′02″N 111°52′34″W	Liberty Wells	
216	Wilford Woodruff Farm House		July 14, 1982 (#820004152 (https://npgallery.nps.gov/AssetDet.a?NRIS/820004152))	1604 S. 500 East 40°44′04″N 111°52′34″W	Liberty Wells	
217	Woodruff-Ritter House		July 25, 1979 (#79002507 (https://npgallery.nps.gov/AssetDet.a?NRIS/79002507))	225 N. State St. 40°46′27″N 111°53′16″W	Capitol Hill	

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#	Name on the Register ⁽⁴⁾	Image	Date listed ⁽⁵⁾	Location	Neighborhood	Description
218	Yalecrest Historic District		November 8, 2007 (#07001168 (https://npgallery.nps.gov/AssetDet.a?NRIS/07001168))	Roughly bounded by Sunnyside Ave. (840 South) to 1300 South, and 1300 East to 1800 East 40°44′48″N 111°50′43″W	Yalecrest	
219	Thomas Yardley House		October 13, 1983 (#83003961 (https://npgallery.nps.gov/AssetDet.a?NRIS/83003961))	955 E. Logan Ave. 40°44′04″N 111°51′48″W	Perkins Addition	
220	Brigham Young Complex		October 15, 1966 (#66000739 (https://npgallery.nps.gov/AssetDet.a?NRIS/66000739))	63-67 E. South Temple St. 40°46′11″N 111°53′17″W	Downtown	
221	Z.C.M.I. Cast Iron Front		September 22, 1970 (#70000632 (https://npgallery.nps.gov/AssetDet.a?NRIS/70000632))	15 S. Main St. 40°46′08″N 111°53′24″W	Downtown	Now part of the facade of the City Creek Center.
222	ZCM General Warehouse		December 28, 2005 (#05001487 (https://npgallery.nps.gov/AssetDet.a?NRIS/05001487))	230 S. 600 West 40°46′29″N 111°54′19″W	Central City West	

Former listings

July 9, 2020

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Id	Name on the Register	Image	Date listed	Date removed	Location	Neighborhood	Summary
1	Amussen's Jewelry		June 3, 1976 (#76001821)	April 17, 1986	62 S. Main St.	Downtown	
2	Brigham Young Forest Farmhouse		May 14, 1971 (#71000652)	May 29, 1975	732 Ashton Ave.	Sugar House	Delisted in 1975 when it was relocated to This Is the Place Heritage Park
3	Brooks Arcade		August 17, 1982 (#82004133)	July 3, 2014	260 S. State St. 40°45'51"N 111°53'17"W	Downtown	Largely demolished save the facade in 2001. ^[7]
4	Building at 592–98 West 200 South		August 17, 1982 (#82004134)	September 3, 2009	592-98 W. 200 South	Central City West	
5	Carlson Hall		April 12, 1966 (#66000414)	June 15, 2015	369 S. University St. 40°45'41"N 111°51'04"W	University	Part of the University of Utah's S.J. Quinney College of Law
6	Clayton Building		June 17, 1982 (#82004138)	December 28, 1994	214 S. State St.	Downtown	
7	Constitution Building		September 29, 1976 (#66003018)	April 17, 1986	34 S. Main St.	Downtown	
8	Ferry Hall		October 13, 1983 (#83003951)	March 8, 1988	1840 S. 1300 East	Sugar House	
9	Granite Lumber Company Building		July 11, 2003 (#03000629)	June 15, 2015	1080 E. 2100 South 40°43'31"N 111°51'33"W	Sugar House	
10	Hotel Albert		August 17, 1982 (#82004142)	January 17, 2017	123 S. West Temple St. 40°46'00"N 111°53'36"W	Downtown	
11	LDS First Ward Meetinghouse		April 30, 1976 (#76002258)	February 15, 1996	760 S. 800 East	Central City	
12	Redman Van and Storage Company Building		July 11, 2003 (#03000635)	February 11, 2007	1240 E. 2100 South	Sugar House	
13	Albert Smith House		July 7, 1983 (#83003178)	December 28, 1994	349 S. 200 West	Downtown	
14	Templo Restaurant		December 27, 1982 (#82001755)	February 1, 1995	169 Regent St. 40°45'55"N 111°53'20"W	Downtown	

Id	Name on the Register	Image	Date listed	Date removed	Location	Neighborhood	Summary
15	Technical High School		February 19, 1980 (#80002934)	May 15, 2001	241 N. 300 West	Capitol Hill	
16	Utah Savings And Trust Company Building		May 22, 1978 (#78002663)	December 4, 1991	235 S. Main St.	Downtown	
17	Utah Staughter Company Warehouse		August 17, 1982 (#82004148)	June 15, 2015	370 W. 100 South 40°46'03"N 111°54'06"W	Central City West	No longer here; Vivint Smart Home Arena stands on this property

See also

- List of National Historic Landmarks in Utah
- National Register of Historic Places listings in Utah

References

- The latitude and longitude information provided in this table was derived originally from the National Register Information System, which has been found to be fairly accurate for about 99% of listings. Some locations in this table may have been corrected to current GPS standards.
- "National Register of Historic Places: Weekly List Actions" (<https://www.nps.gov/subjects/nationalregister/weekly-list.htm>). National Park Service. United States Department of the Interior. Retrieved on April 3, 2020.
- Numbers represent an ordering by significant words. Various colorings, defined **here**, differentiate **National Historic Landmarks** and **historic districts** from other NRHP buildings, structures, sites or objects.
- "National Register Information System" (<https://npgallery.nps.gov/NRHP>). *National Register of Historic Places*. National Park Service. April 24, 2008.
- The eight-digit number below each date is the number assigned to each location in the **National Register Information System** database, which can be viewed by clicking the *number*.
- Broschinsky, Korral (September 19, 2002). "National Register of Historic Places Nomination: Salt Lake City East Side Historic District" (https://npgallery.nps.gov/NRHP/GetAsset/NRHP/02001739_text) (PDF). National Park Service. Retrieved September 30, 2014.
- <http://www.slcdocs.com/Planning/HLC/2014/Brooks.prc>

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latest submitted proposal
as of 5/24/19

WILLIAM F. BEER ESTATE CARRIAGE HOUSE RESTORATION PROJECT

Submitted by:
Stephen C. Pace (owner)
181 B Street, SLC UT, 84103
stephencpace@alum.mit.edu
800 363 8190

This document is submitted on May 2, 2019 for formal consideration by SLC planning staff and the Historic Landmarks Commission. It builds upon a proposal originally informally submitted on March 15, 2019 and discussed with staff on March 21, 2019.

It consists of:

*** The **PREFERRED ALTERNATIVE** (pages 1-31) provides for an exact restoration of the 1899 Kletting Carriage House and liveryman quarters in its historic footprint using building materials that survive on site. It leaves the Landmark 1867 "Harness Shop House" that Pace restored almost 40 years ago intact at the northern extreme of the 222 4th Avenue lot and completes the restoration of the four building Beer Estate.

Please note that the applicant would prefer and support an alternative that would allow the exact restoration of the Carriage House.

I will welcome a Landmarks hearing on this matter.

I respectfully await the municipality's decision.


Stephen C. Pace

WILLIAM F. BEER ESTATE CARRIAGE HOUSE RESTORATION PROJECT

(Location: 222 4th Avenue, current zoning RMF 35. Site size: 224th lot c. 8400 feet; adjoining 181 B Street Lot c. 6300 feet.)

Stephen C. Pace, Owner

801-363-8190

March 15, 2019

Introduction/Chronology of Events

1. Dr. William F. Beer, MD, (Salt Lake City's "Gentile" OB/GYN) assembled the property in the late 1890s, and retained architect Richard K. A. Kletting to design a residential compound. Construction completed in 1899. The estate consisted of four (4) buildings, three (3) of them residential:
 - 181 B Street Mansion. Housed Beer family and one house servant.
 - 181 B Street Workshop. Extensively rehabbed by Pace, 2004.
 - 222 4th Avenue "Harness Shop House." An 1867 firebrick commercial shop (rehabbed in 1899 to a residence with three (3) very small bedrooms).
 - Was said by Beer Family to be occupied by defrocked physician who served as the "town abortionist."
 - Extensively remodeled by Pace in 1980-82 into a one-bedroom house.
 - 222 4th Avenue Carriage House. Firebrick-and-frame structure built in 1899 to house livery and vehicles, feed, and provide housing for Beer's liveryman and spouse (who was also a Beer house servant). With the coming of automobiles, the north façade was removed and the building was used for garage and storage space.
2. Summer 1975. William F. Beer, Jr., died while a resident of the mansion. Pace negotiated a private sale with the Beer Family heirs for the entire estate and took residence there in April 1976.
3. June 1977. The four (4) structures on the two (2) lots were nominated by the state of Utah to the National Register of Historic Places. Pace was notified that the buildings were placed on the Register in December 1977 (Code 77001306). Apparently contemporaneously, the buildings were also automatically individually placed on City and State registers, but no notice was given.
4. January 1979. Salt Lake City changed zoning code to "foster, enhance, and preserve" historic structures in the "Lower West Avenues Neighborhood," specifically citing "a number of structures within the neighborhood that have individually been placed on federal, state, or city historical

registers.” Pace researched this citation and determined that the only neighborhood structures so designated were the four Beer Estate buildings.

5. 1977 > forward: On-going preservation/rehab/improvements at 181 B Street mansion.
1978 > 1982: Rehab of 222 4th Avenue “Harness Shop House.” Awarded Utah Heritage Foundation “Award of Merit,” 1982.
2004: Rehab of 181 B Street Workshop into Kletting-style garage/workshop. (Pictured as an exemplar in the Salt Lake City Part II Design Guidelines 9:4 of how “accessory building should be constructed to be compatible with primary structures” . . . “designed to complement the house.”)
1984, 1995, 2004, 2013, 2015, 2017, 2018: Pace or representatives approach Salt Lake City Planning to discuss rehab of Carriage House into a Kletting-themed dwelling unit, identical to what was built there in 1899. Responses that were uniformly given—along with a profusion of sympathy—that this would not be possible, along with statements that “zoning laws could change in the future.”
6. 2019—Current Situation: As measured by the ratio of percentage of property built upon, the ratio of assessed building value to assessed property value, the ratio of dwelling units or bedrooms per acre, the assessed value of the building, and the square footage of the building, the 222 4th Avenue property represents perhaps the least sensible use of land in the entire Avenues area. The only suggested options by SLC Planning to add residential space to the lot—either “overbuilding” the 550’ footprint of the Pioneer-era Harness Shop House, by having it devoured by a modern structure or by connecting the Harness Shop to another structure with a glass tube to a separate building—either of which would unquestionably destroy the historical integrity of the site. The options would also leave the 5000-or-so square feet at the south end of the lot, now occupied by the remains of the Carriage House, as economically useless open space, largely hidden from view, in an otherwise fully inhabited part of the city.

My request, therefore, is that the city approve this project for a Certificate of Appropriateness that allows me to complete the meticulous restoration of the Beer Estate that I have been engaged with for many years, and permits me to rehab the Carriage House to its 1899 appearance. I further request that any revisions to this proposal be delegated to staff for subsequent review and approval.

CONTENTS

PREFERRED ALTERNATIVE

- A. 1905 PHOTO of the property showing the 1899 structure proposed for rebuild/replication. PANORAMA (from Prospect Hill Tower, near 6th Avenue and A Street). DETAIL of 222 4th Avenue "Harness Shop House" in foreground, Kletting Carriage House in rear.
- B. 2017 SITE SURVEY showing the current footprints of both surviving buildings, surrounding structures, and ground elevations (which are unchanged from 1899.)
- C. 1911 SANBORN FIRE MAP showing (per the USPS) that both structures had street addresses and thus were likely residences with mail service. Note that the shed roofed structure on the west side of the Carriage House extended well south of the main brick building to near the property line.
- D. 1977 and CURRENT PERIOD PHOTOS showing the pre-renovation condition of the structures on the 222 lot in the context of the neighborhood and the post-rehab condition of the 181 B garage and the 222 Harness Shop House.
- E. ELEVATION DRAWINGS, FLOOR PLANS, AND DIMENSIONS of the proposed restored Carriage House. For the portion of the structure that is obscured by the Harness Shop House in the 1905 photo and that was removed in the c. WWI remodeling, we have patterned the restoration drawings on the front entrance of the Albert Fisher Carriage House that survives near the Jordan River and was designed by the same architect (Kletting) in 1893 at a similar size and using similar materials (see attached). A photograph of the 181 B Street Garage on the adjoining part of the estate shows the design continuity of the Carriage House proposal with the previous restoration work about 75 feet away.
- F. APPROXIMATE BRICK INVENTORY. We plan to reuse the existing Carriage House brick walls (pending engineering approval) or dismantle and clean the bricks to be re-laid on new foundations for the restored structure. A schedule shows that the salvageable bricks onsite are sufficient to rebuild the walls.
- G. SITE PLAN proposing, as was the case historically, that a Carriage House driveway run to 4th Avenue. The plan adds 2 off-street, out-of-driveway uncovered parking stalls (largely out of view of the street) and one garage stall in the location where carriages were historically parked in the Carriage House. I propose razing the one-bedroom "Harness Shop" house and replacing it with xeriscaping and low-water-use foliage.
- H. NARRATIVE/RATIONALE for project.

POST DEMOLITION SITE PLAN

A 1905 PHOTO

PANORAMA (from Prospect Hill Tower, near
6th Avenue and A Street)



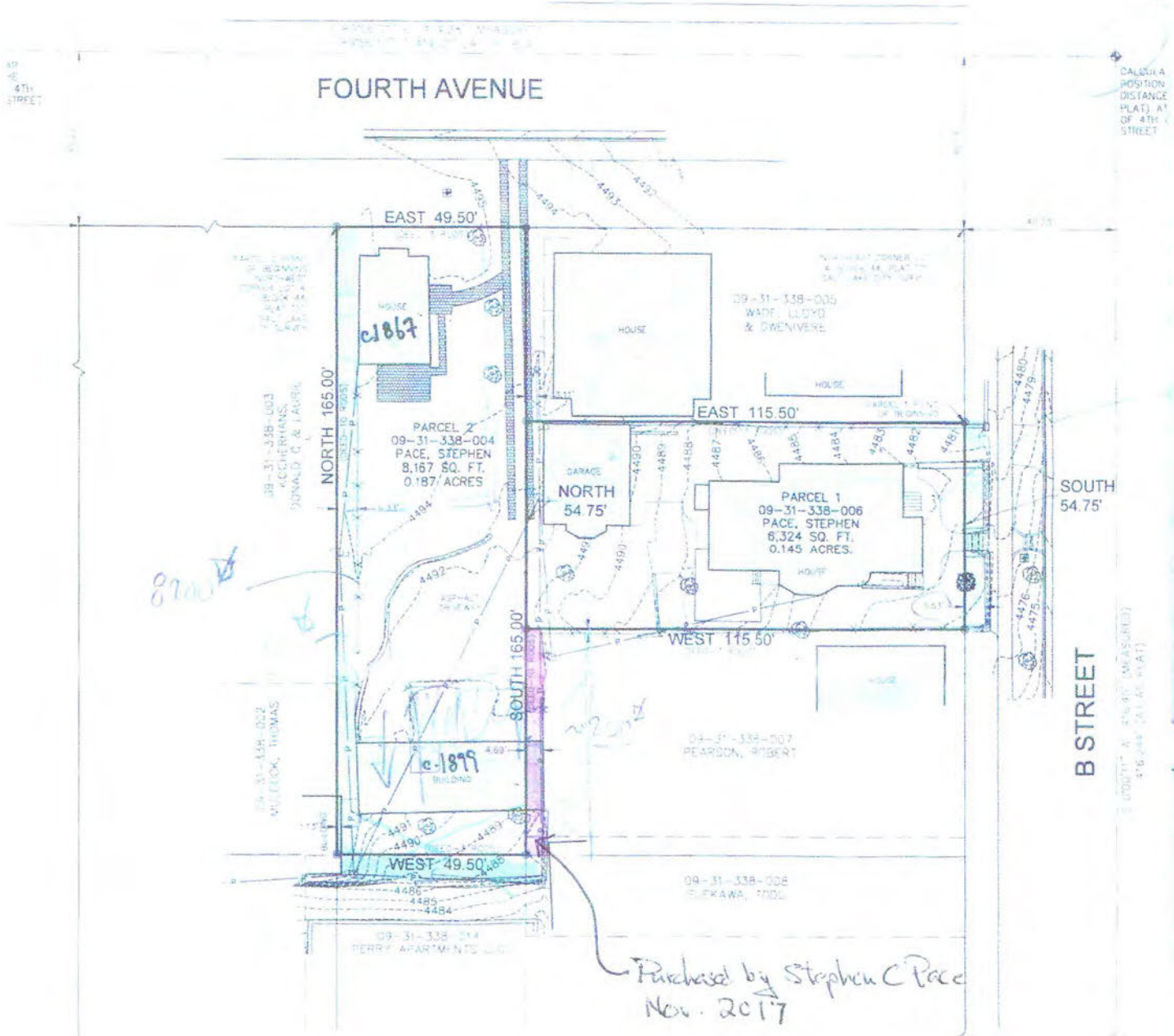


1905 PHOTO

DETAIL of 222 4TH AVE "Harness Shop House" in Foreground,
Kletting Carriage House in Rear

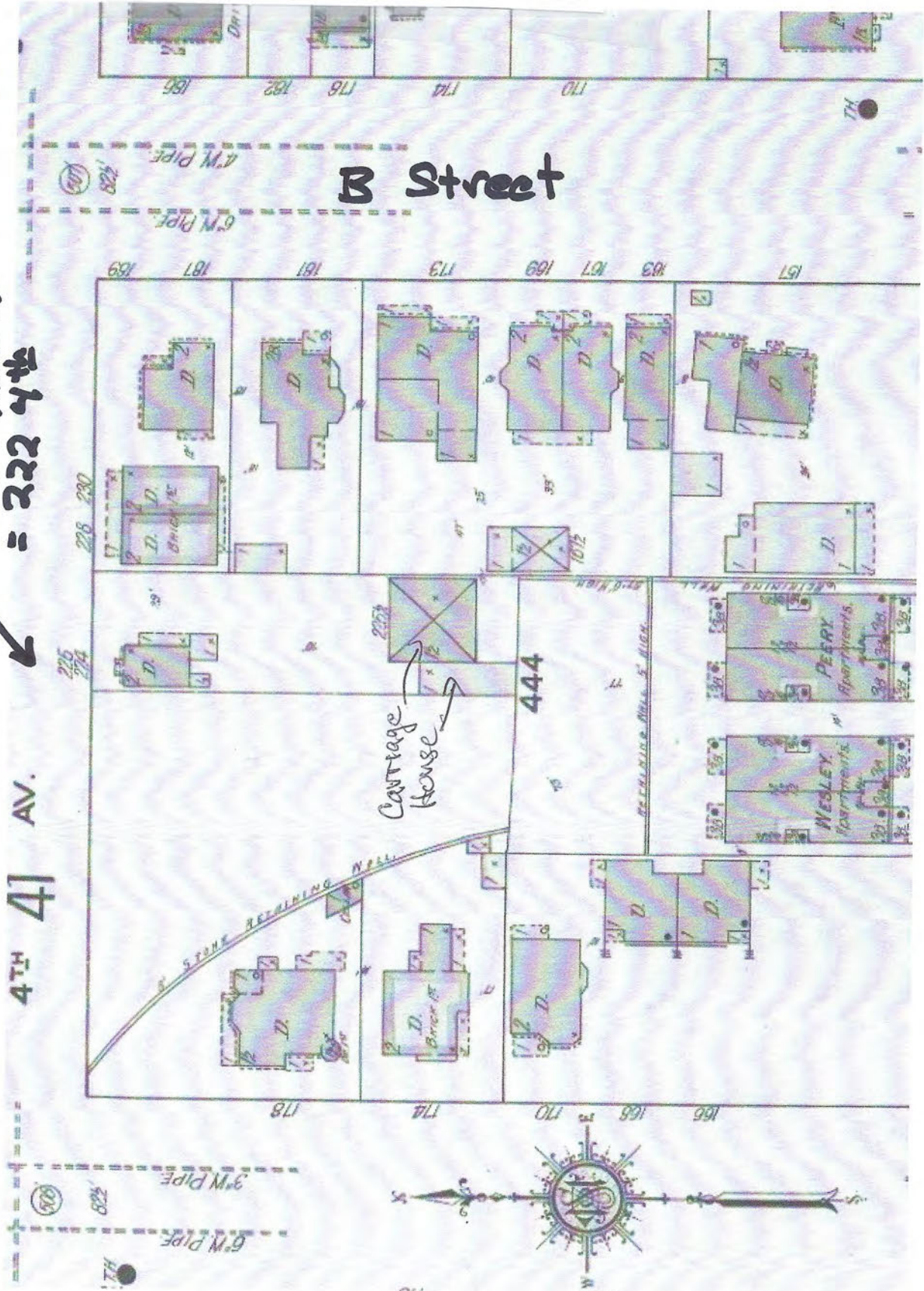
B 2017 SITE SURVEY

William F. Beer Estate Site Survey 2017



C 1911 SANBORN FIRE MAP

Modern Address
= 222 4th

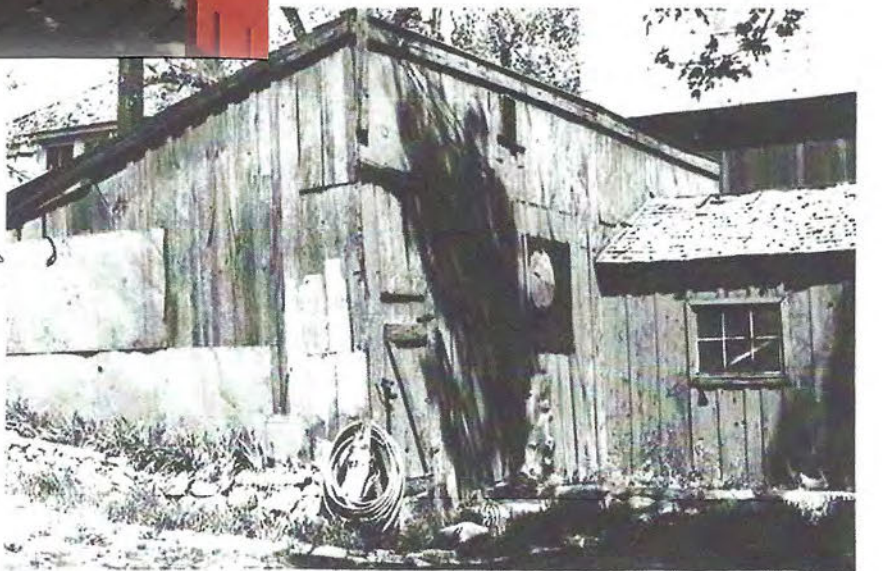
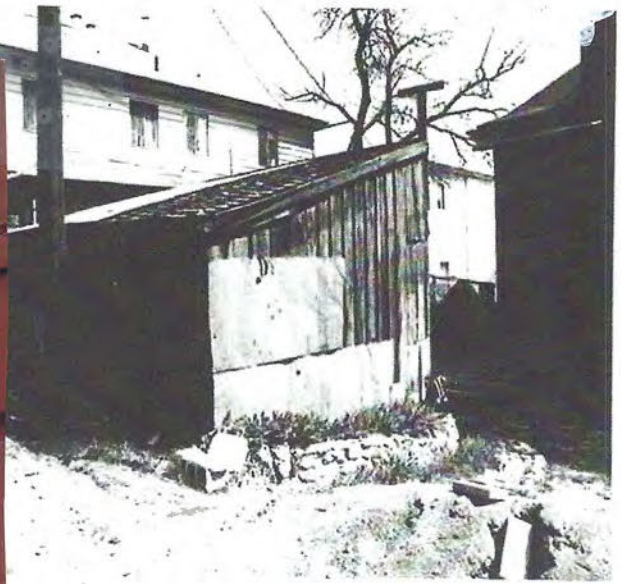


D 1977 and CURRENT PHOTOS



338-004 = 222 4th Ave

338-006 = 181 B St.

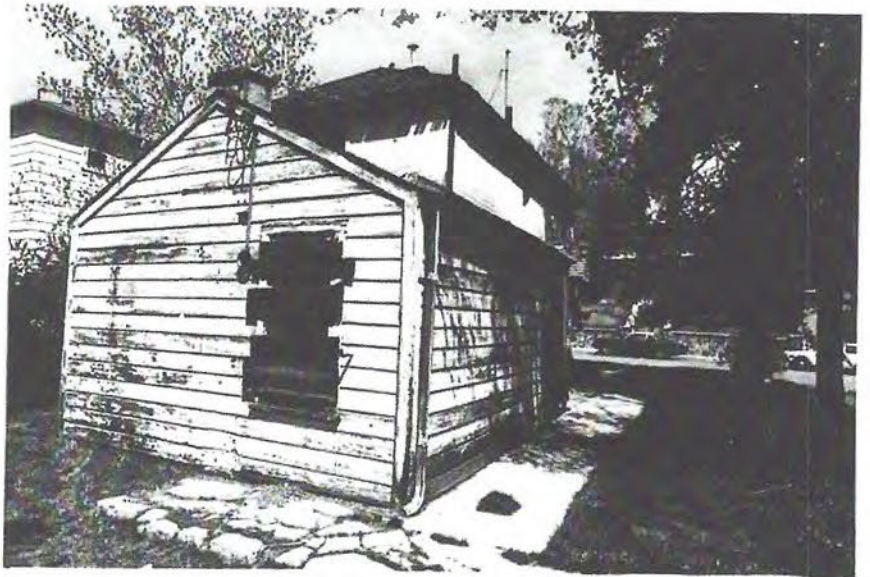
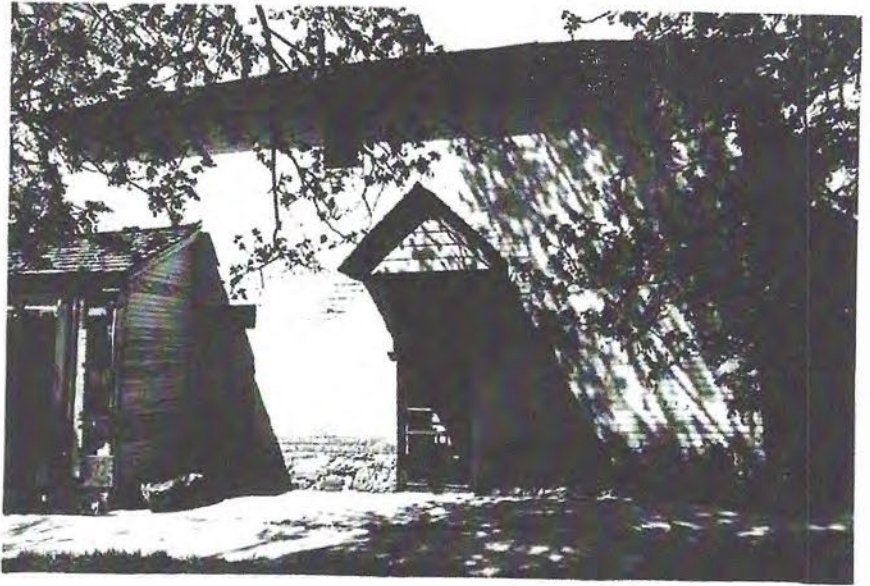
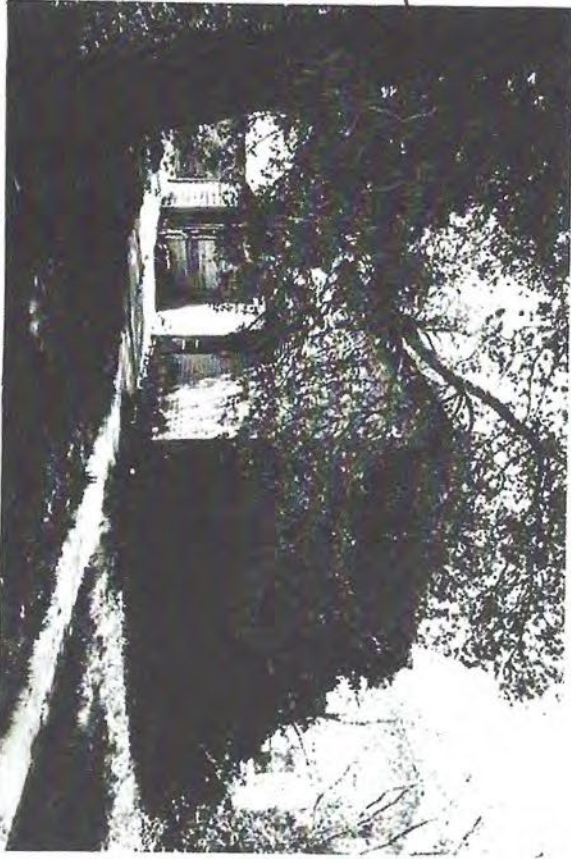


2018 (Restored)

Beer Mansion Garage/Workshop

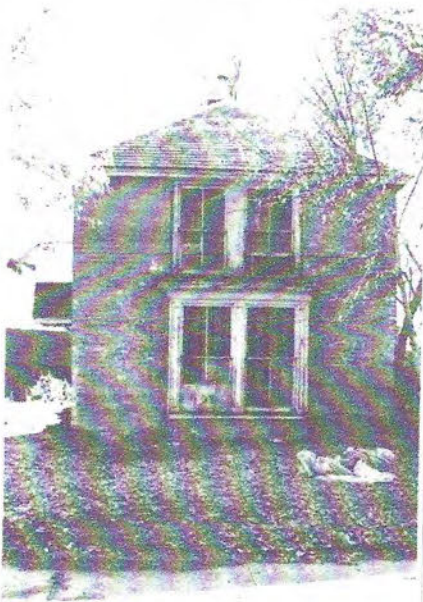
Beer Mansion - 222 4th Ave.
Harness Shop

1978

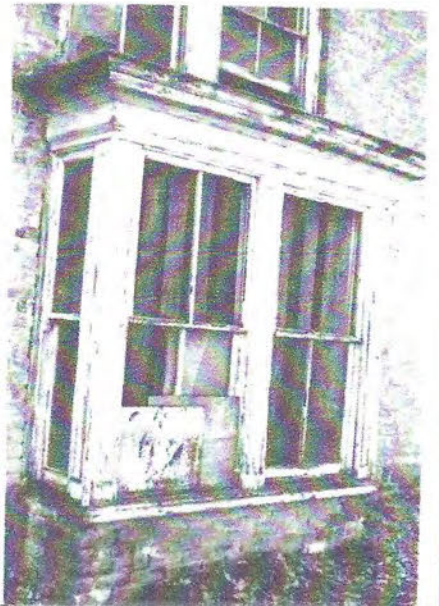
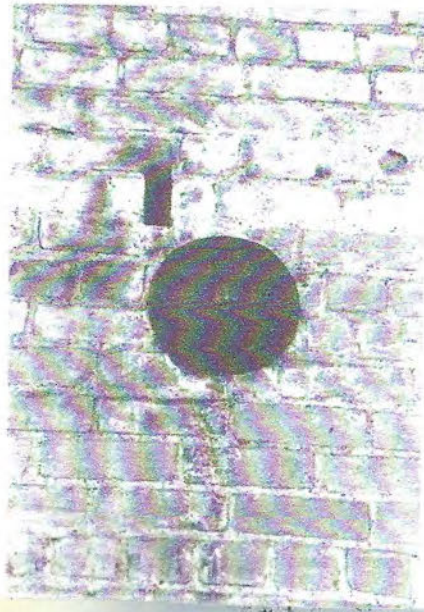


222 4th Ave Carriage House 1978



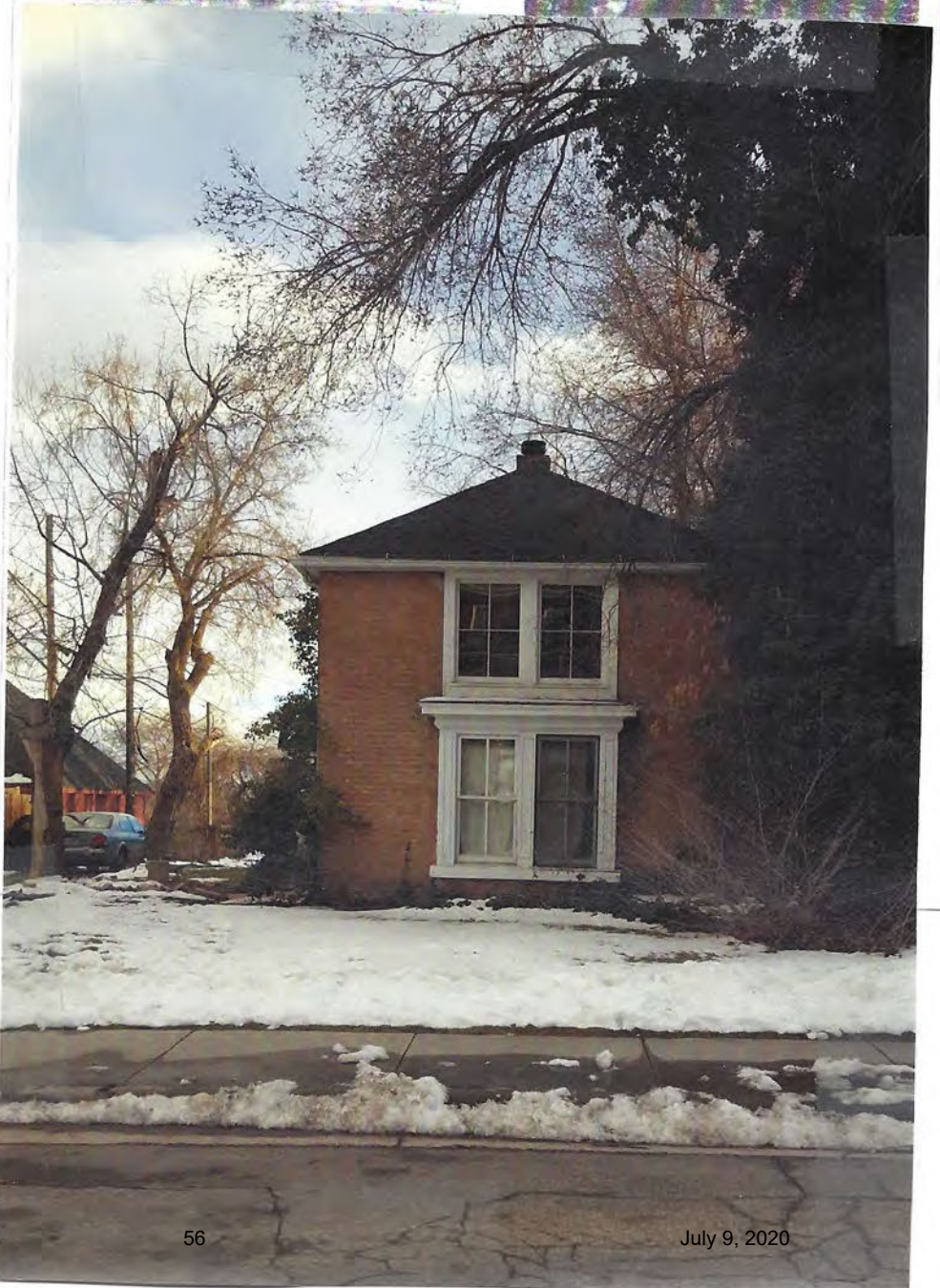


1978



Beer Mansion 222 4th Ave
Harness Shop

2018
(Restored)





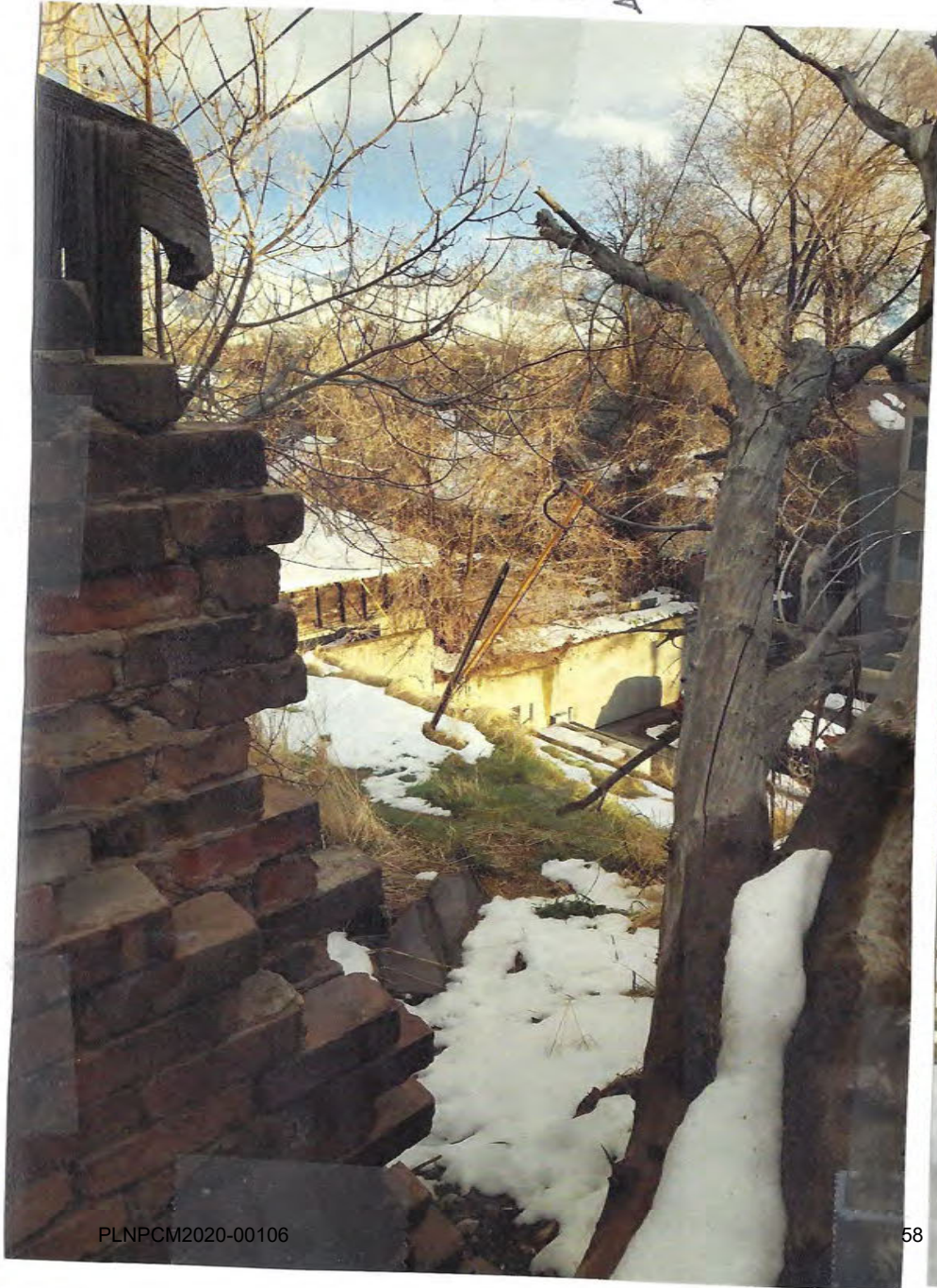
Beer Mansion 222 4th Ave Carriage House 2018

North Elevation
South Elevation (From Perry Apt.
WC Parking Lot.)

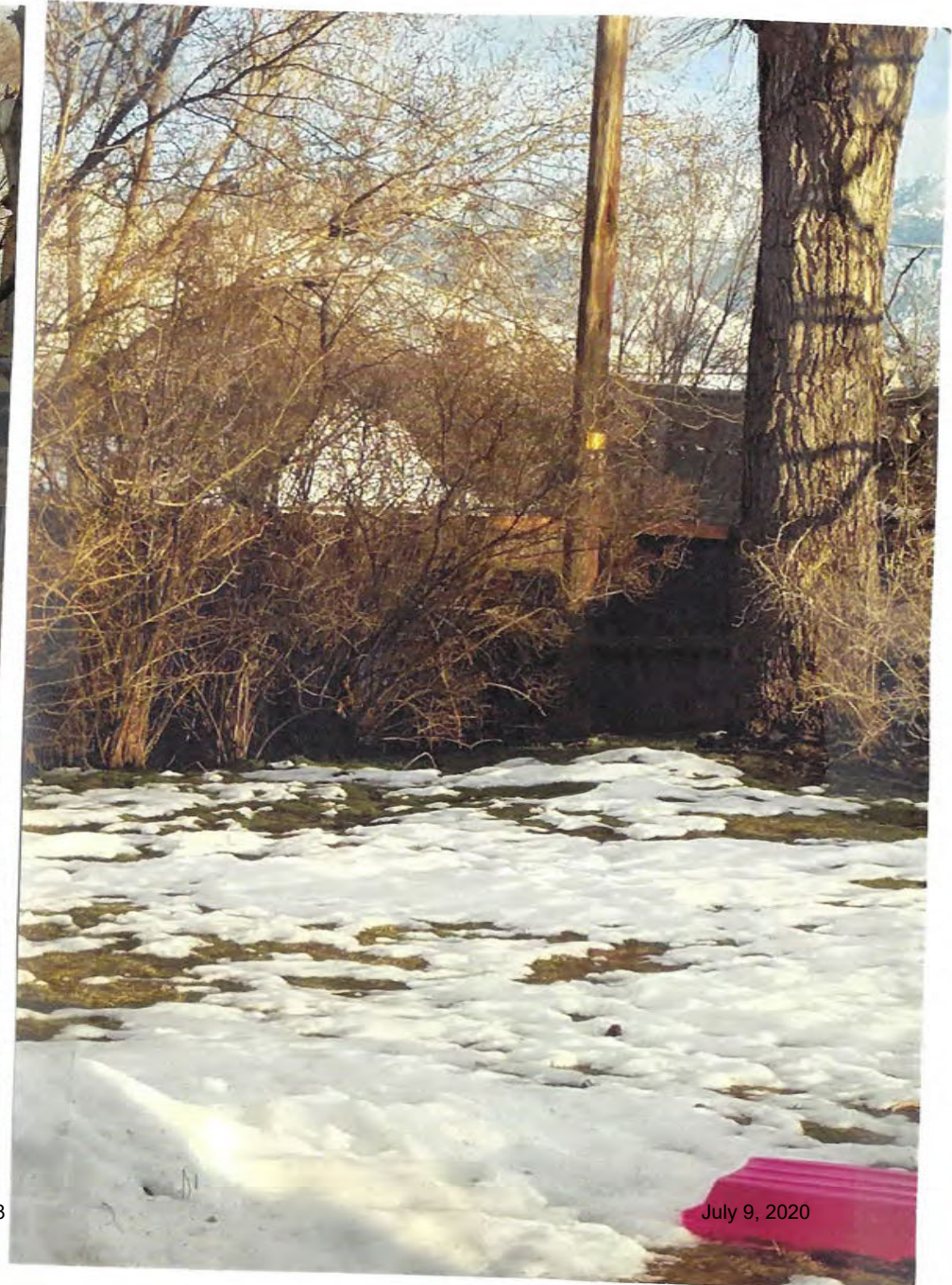


Beer Mansion 222 4th Ave Carriage House 2018

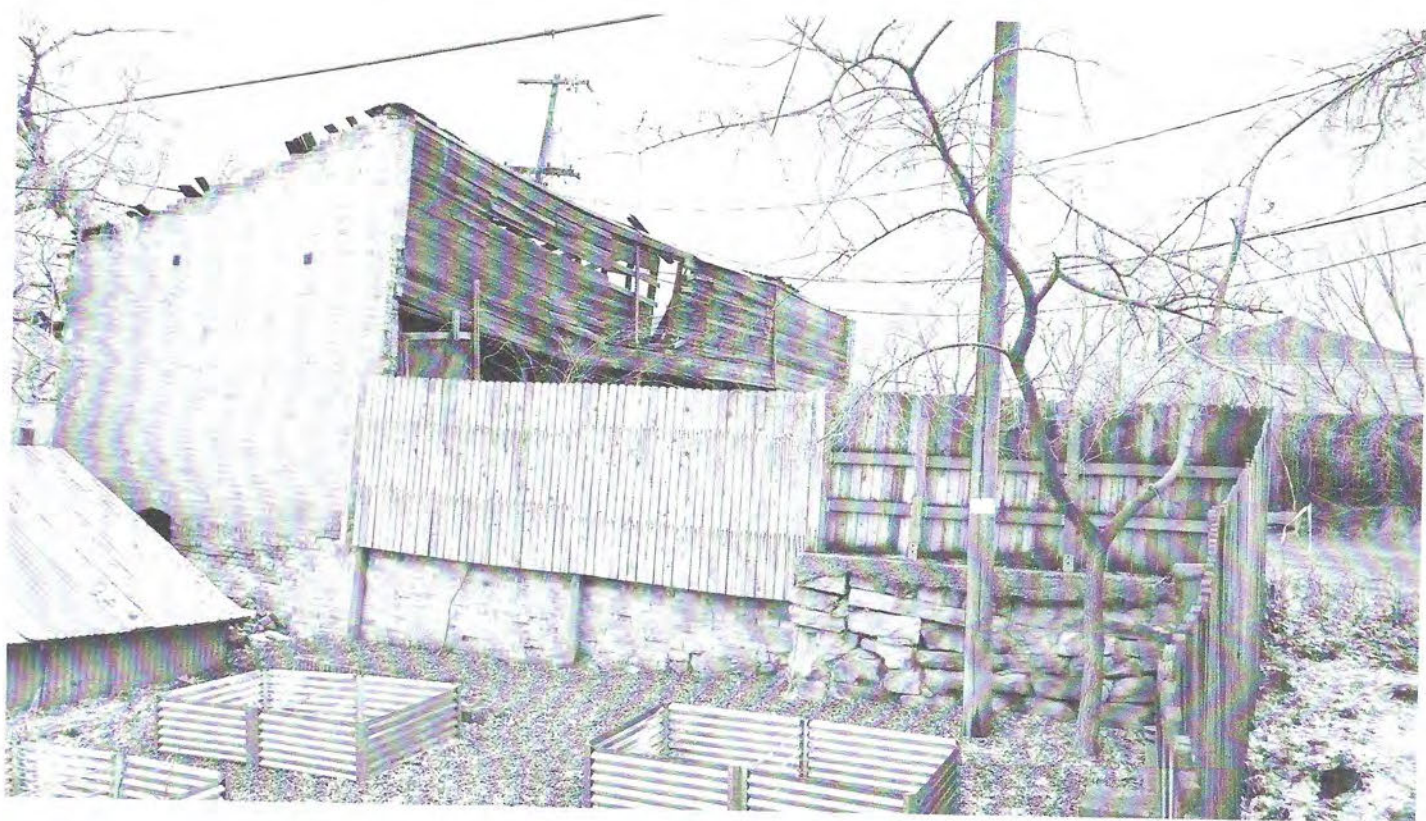
South East Corner of Carriage House
(Note Peery Apt LLC Parking lot at foot
of c. 12 Ft. concrete retaining wall.



View from western neighbor's back yard
illustrating how much the carriage house
obscures their view of mountains.

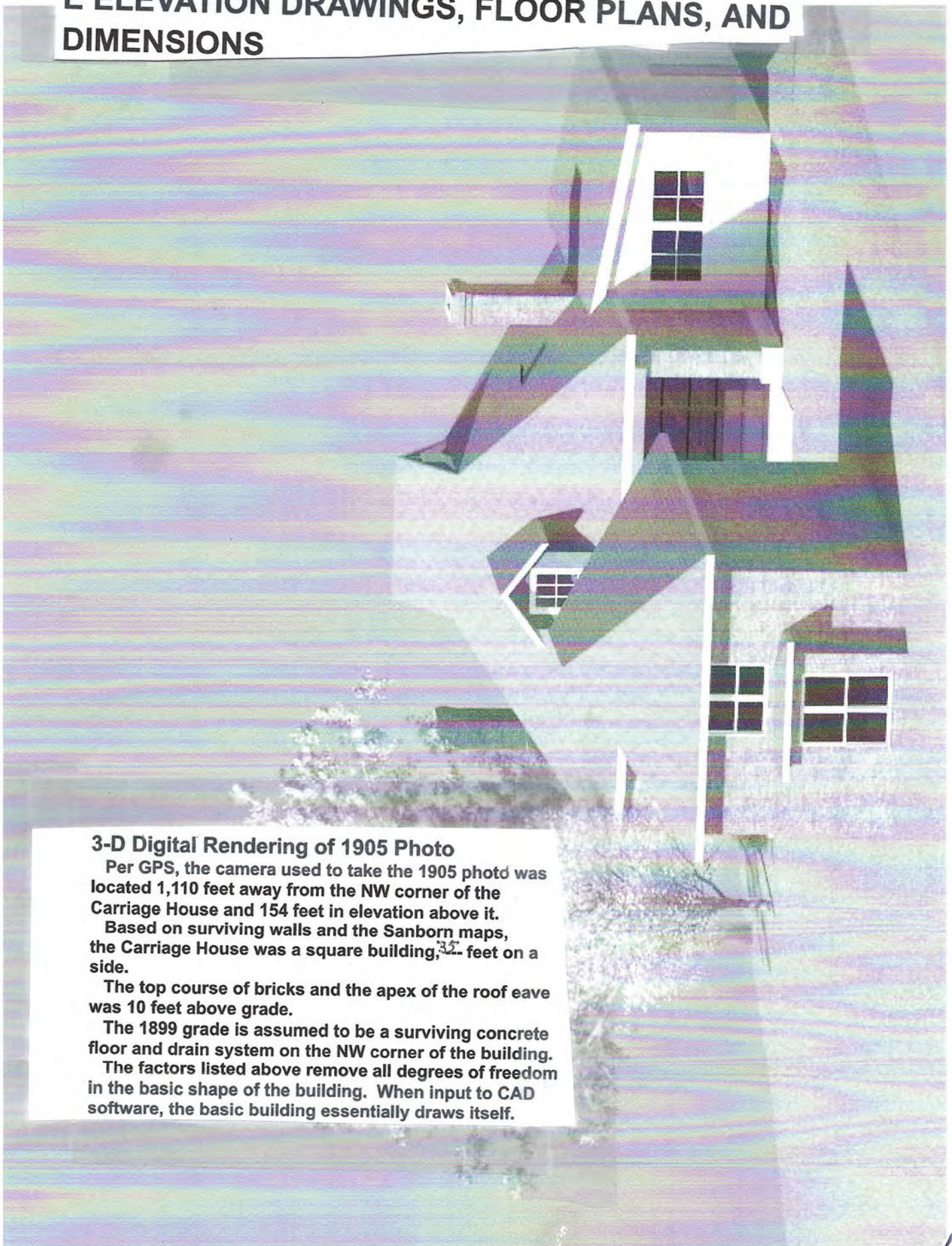


13



East Wall of Carnegie House 2019
(Northeast corner of the original 1899 brick structure
is near the concrete-capped sandstone blocks at
lower center of photo)

E ELEVATION DRAWINGS, FLOOR PLANS, AND DIMENSIONS



3-D Digital Rendering of 1905 Photo

Per GPS, the camera used to take the 1905 photo was located 1,110 feet away from the NW corner of the Carriage House and 154 feet in elevation above it.

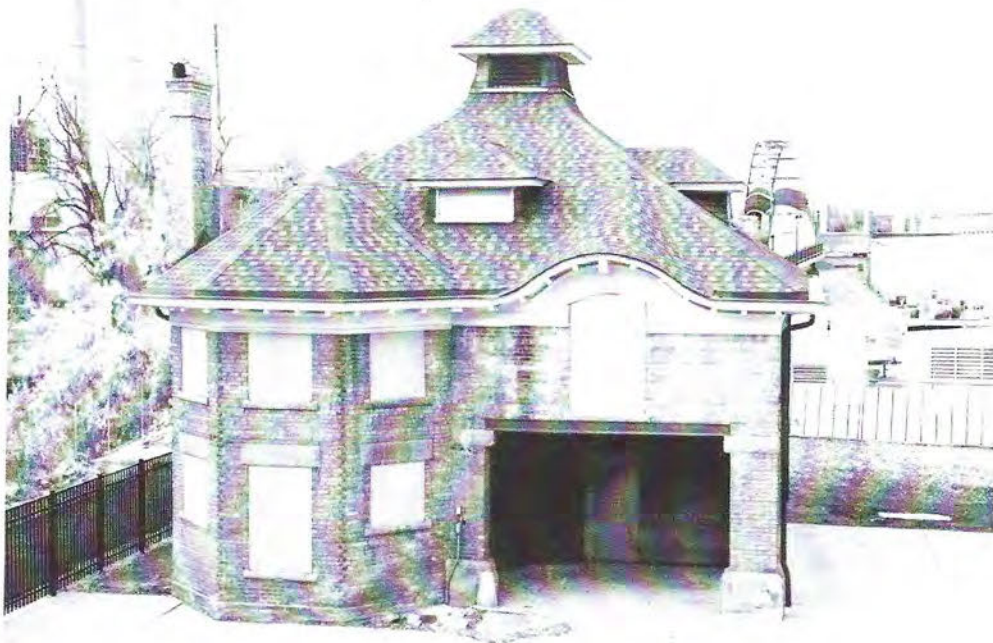
Based on surviving walls and the Sanborn maps, the Carriage House was a square building, 32 feet on a side.

The top course of bricks and the apex of the roof eave was 10 feet above grade.

The 1899 grade is assumed to be a surviving concrete floor and drain system on the NW corner of the building.

The factors listed above remove all degrees of freedom in the basic shape of the building. When input to CAD software, the basic building essentially draws itself.

Modern photograph of SLC-owned Albert Fisher Carriage House, a similarly configured structure designed by Kletting in 1893. We propose to design the north elevation of the Beer Carriage House based on the first floor facade shown in this photo.



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- Digital ID: (None) hhh ut0042.sheet.00004a <http://hdl.loc.gov/loc.pnp/hhh.ut0042/sheet.00004a>
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About This Item [JPEG \(39kb\)](#) | [JPEG \(80kb\)](#) | [TIFF \(496kb\)](#)



"Bootstrap" Design for North Elevation of 222 Carriage House

In the northern portion of the 1905 photo, the Carriage House wall is partially obscured from view by the 222 "Harness Shop House." The north wall was physically removed c. WWI and no pre-WWI photos or drawings could be located. To substitute for this lost information, in the restoration drawings we have patterned the north wall after the design of the surviving Carriage House at the City-owned, Kletting-designed Albert Fisher mansion located at the Jordan River in SLC. The Fisher Carriage House has a similarly sized square footprint as the 1899 Beer building and was constructed of similar materials in 1893. The major differences are that the Fisher hayloft was much larger than Beer loft and the Fisher structure had a windowed 2nd level room (likely to accommodate a liveryman) above the first floor tack room.

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[About This Item](#) | [JPEG \(39kb\)](#) | [JPEG \(81kb\)](#) | [TIFF \(478kb\)](#)



18

**Proposed north elevation of the Beer Carriage House
using "bootstrap" design.**

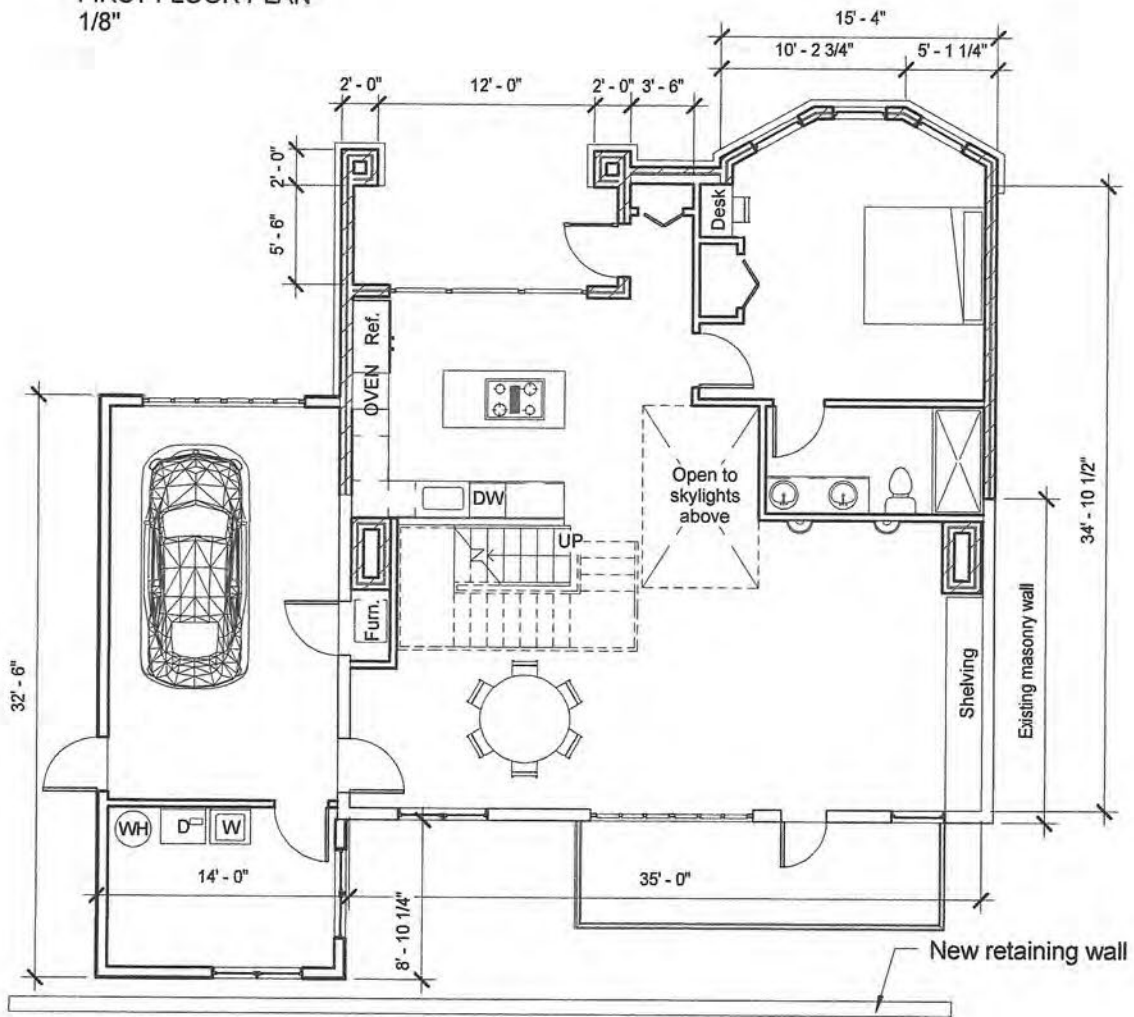




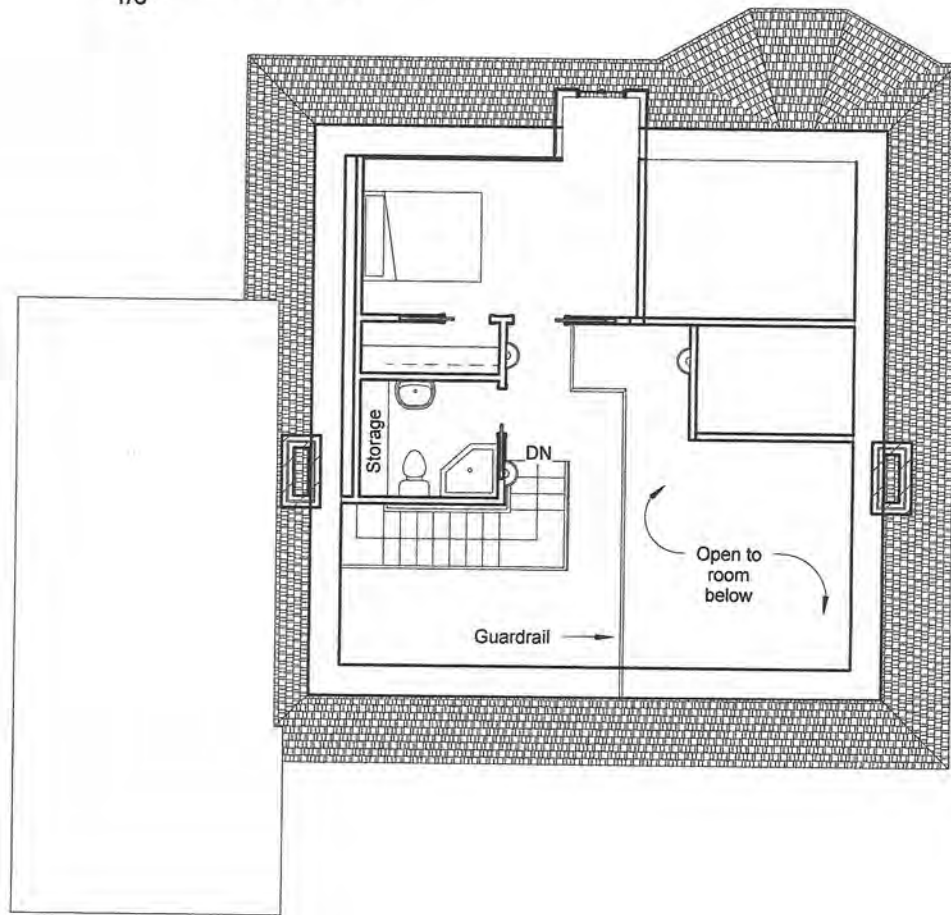
**Photograph of restored 181 B Street workshop/garage,
located adjacent to the 222 Carriage House (To show
design continuity.)**



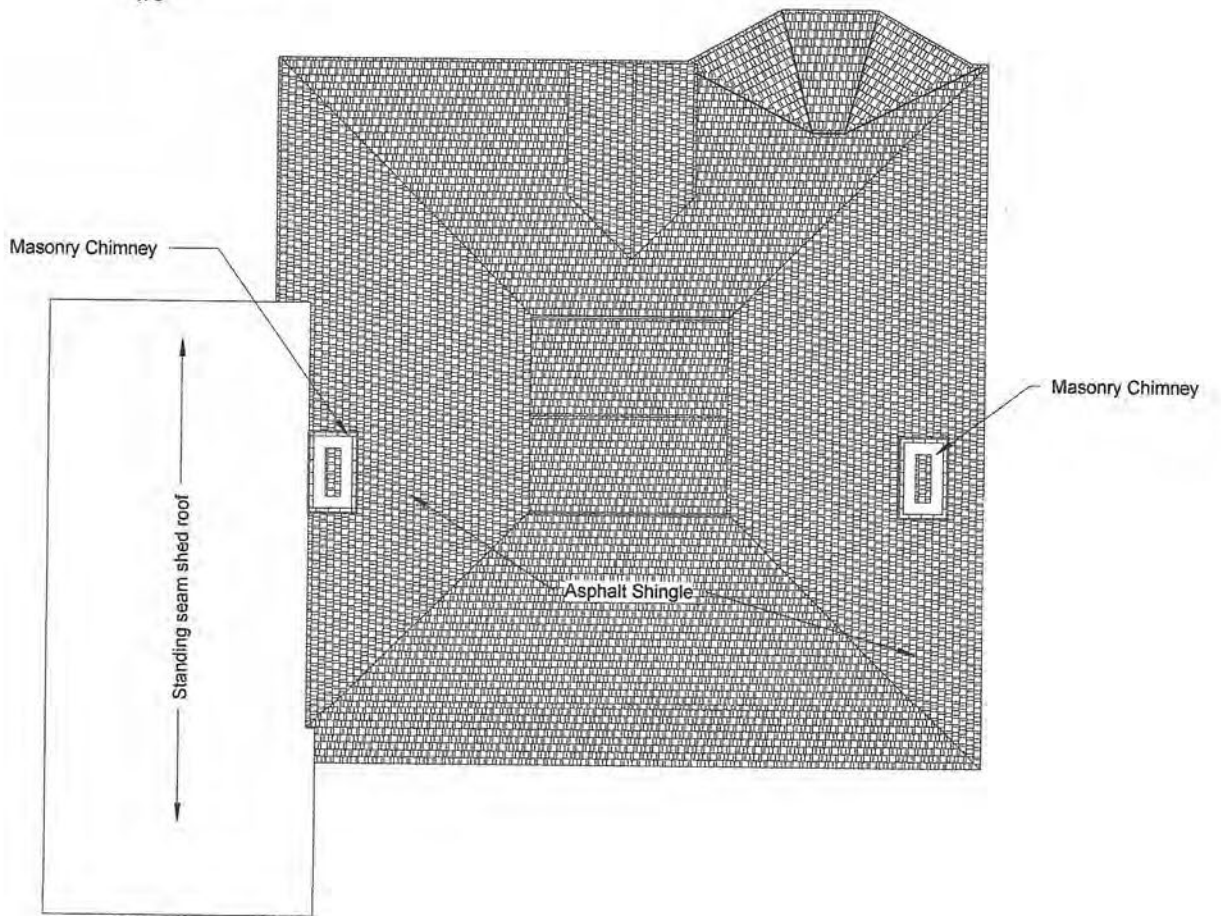
FIRST FLOOR PLAN
1/8"



FLOOR PLAN AT LOFT
1/8"

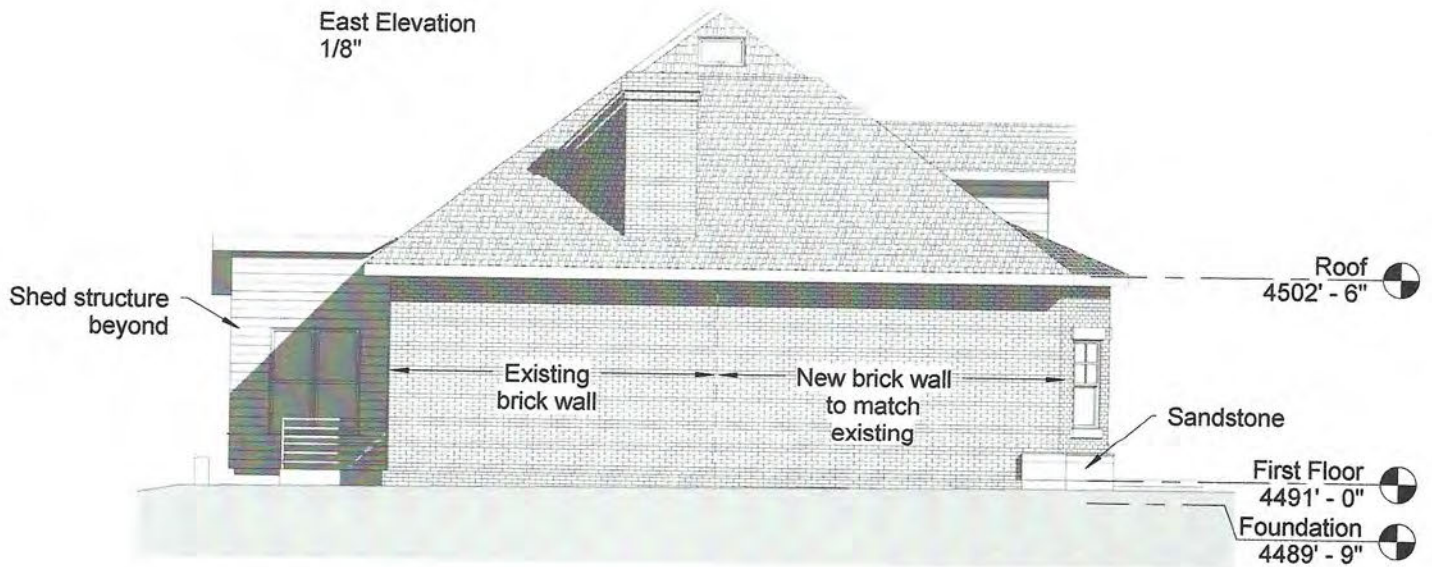


ROOF PLAN
1/8"





East Elevation
1/8"



WEST ELEVATION
1/8"



SOUTH ELEVATION
1/8"



F APPROXIMATE BRICK INVENTORY

The firebricks used to originally construct the Carriage House in 1899, have apparently remained on site ever since. When the structure was modified c. WWI for automobile use, the bricks on the northeast and northwest walls of the square 1899 structure were cleaned and relayed to create shed walls on the southeast and the far southwest sides of the remodeled building. The 1899 chimneys were probably used similarly. This recycling approach can be established by close examination of existing bricks and mortar lines.

Our proposal is to clean and "re-re-cycle" these bricks for the rehabilitation of the Carriage House.

Approx. square feet of brick needed for WALL REBUILDING:

North	140'
East	170'
South	None
West	96'
Total	406'

Approx. square feet of otherwise UNNEEDED BRICKS AVAILABLE ON SITE:

North	None
East	51'
South	None
Far West	221'
Interior	170'
Total	442'

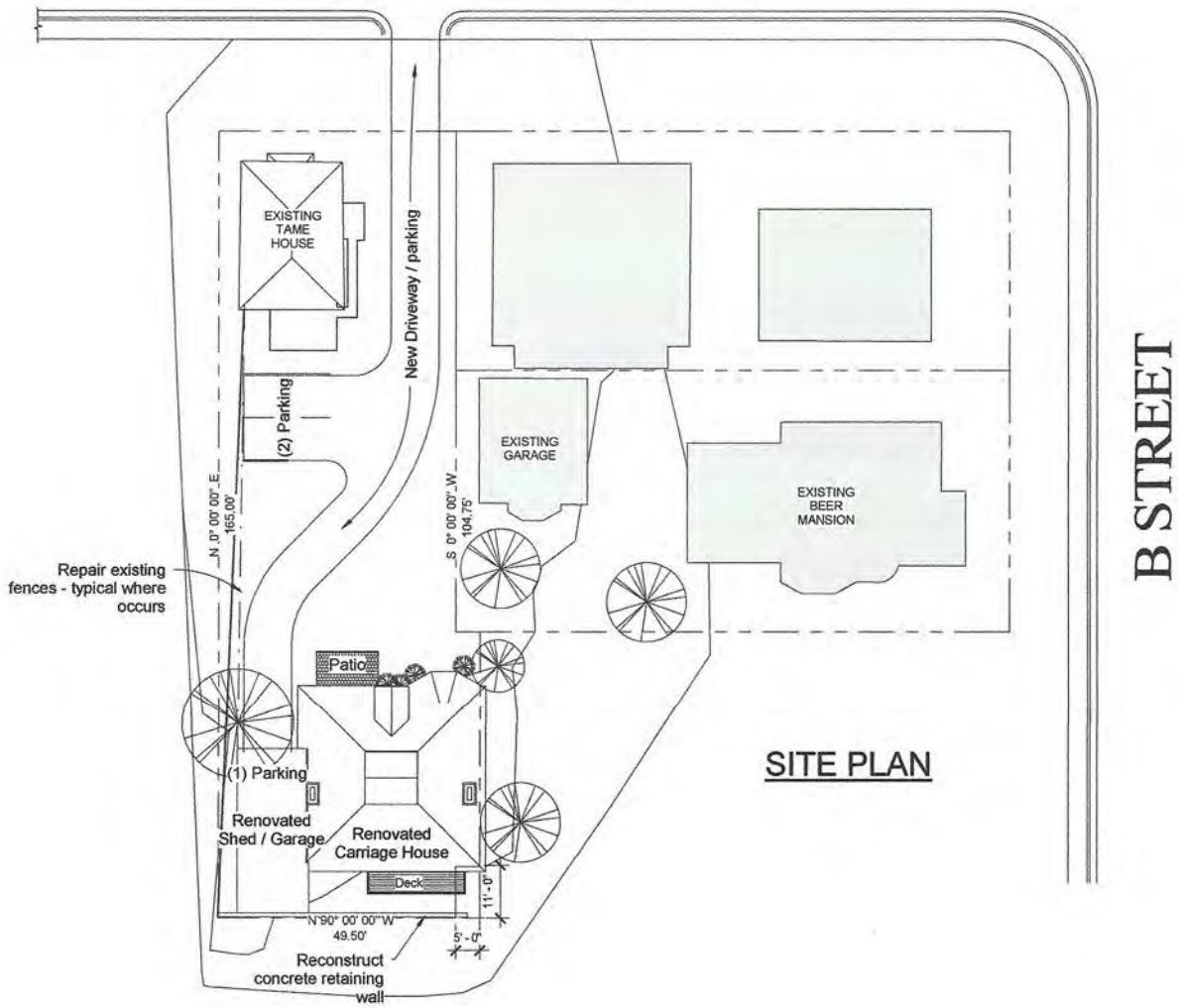
Other recycling notes:

Available on site are several thousand running feet of historically dimensioned 2x4, 2x6, and 2x8 structural lumber. Most of this has been covered and out of the elements for the past century. We will reclaim and re-use this as necessary for the project.

All barn doors, pedestrian doors, and widows are too deteriorated for re-use and will be replaced.

G SITE PLAN

FOURTH AVENUE



H NARRATIVE/RATIONALE

Please note that I have no interest in any construction on the site except for a full rehab. Any discussion of alternatives to a complete rehab to the 1899 appearance, e.g., a garage, an artist studio, a tiny ADU, or a "community vegetable patch," etc., are a waste of my time and resources and are not something I would want in my backyard.

Some reasons why it might be in the City's interest to allow the project to proceed might include:

1. A demonstration of the City's commitment to the actual preservation of historic structures.

I could provide the City with an almost exact and meticulous restoration of a building that the City has long recognized as historically significant, largely making use of the historic building materials that survive on the site. (I note, with a little amusement, that three pictures of my properties are used as exemplars in the City's published "Design Guidelines.") I don't think the quality of the work we have done so far on the Beer Estate can be seriously questioned.

2. The promotion of in-fill housing. The 222 4th Avenue property represents what is apparently the largest and least densely used piece of level residential ground in close proximity to the CBD. There is currently a one-bedroom structure on a property of almost 8500 square feet. There seems to be no reasonable economic use for c. two-thirds of the lot occupied by the Carriage House remains, other than its original one as housing. The Carriage House footprint is neighbored by garages and a parking lot that is approximately fifteen-feet below grade, so no one's view or enjoyment of backyard space would be compromised by rehab. My proposal would increase housing availability back to its 1899 level at no cost to the neighborhood.

3. No impact on neighborhood parking or congestion. My proposal would add a net of two or potentially three parking spaces located at a minimum of 70-feet off of 4th Avenue and largely invisible from the street.

4. To demonstrate a "no surprise" neighborhood-supported development. As one example, the City has damaged its credibility through its homeless shelter siting process—in large part because of the City's failure to "sell" the prospect of moving large populations perceived as alien into neighborhoods and in part because of fear of the impact of the City's intentions on local property values. I have heard exactly the opposite in my neighborhood regarding the Carriage House. People have told me they would welcome some investment in the mid-block area and would view it as a barrier to the crowding that would inevitably come from more multi-unit housing. This was, not coincidentally, exactly the same rationale used by the City Commission in its 1979 zoning changes and professions of the need to protect the historic buildings in the same area.

Stephen C. Pace
801-363-8190

ATTACHMENT D: ELIGIBLE PROPERTIES

The applicant provided the following list of eligible properties:

1. Fisher Mansion and Carriage House (1206 W. 200 S.)
2. Kearns Mansion (603 E. South Temple)
3. Keith Mansion (529 E. South Temple)
4. William F. Beer Estate (222 4th Avenue)
5. McIntyre House (259 7th Avenue)

The following attachments include the applicable nominations and photographs.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED JUN 7 1977

DATE ENTERED

JUN 8 1977

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

1 NAME

HISTORIC ******
WILLIAM F. BEER ESTATE

AND/OR COMMON

2 LOCATION

STREET & NUMBER

181 B Street/222 4th Avenue

NOT FOR PUBLICATION

CITY, TOWN

Salt Lake City

CONGRESSIONAL DISTRICT

02

STATE

Utah

VICINITY OF

CODE
049

COUNTY

Salt Lake

CODE

035

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME
Stephen C. Pace/M. E. Sloan

STREET & NUMBER

181 B Street

CITY, TOWN

Salt Lake City

STATE

Utah

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Salt Lake County Recorders Office

STREET & NUMBER

Salt Lake City and County Building

CITY, TOWN

Salt Lake City

STATE

Utah

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Utah Historic Sites Survey

DATE

July 16, 1975

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Utah State Historical Society

CITY, TOWN

Salt Lake City

STATE

Utah

July 9, 2020

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	(2&3) <input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
(1) <input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
(4) <input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Property consists of four structures on adjoining lots in the "Avenues" proposed historic district of Salt Lake City, Utah:

1. 181 B Street, Main House is a 26 room, four level, sandstone and brick residence built in 1898/1899. Structural integrity is excellent due to extensive foundation engineering. Original architectural package--including floor/utility plans, cut-away views, and exterior sketches--is in the possession of the current owners. Exterior details include:
 - a. Complex roof geometry--consisting of 45 plus roof planes, multiple dormers, metal ornamentation, and a "fish scale" dome atop a curved sandstone turret.
 - b. Exterior metal detailing includes "sun burst" designs on each of four chimneys (thought to be unique in area), "barber pole" downspouts and ornamentation, filagree chimney supports, etc.
 - c. A large sandstone medallion set in chimney with the legend (1899) carved in relief.
 - d. Extensior glasswork including twelve mostly large panes of colored/etched leaded artglass (including one curved pane and two 4' x 8' leaded, colored skylights originally from the Hotel Utah, Salt Lake City, built 1911.) Much additional artglass was planned in architect sketches but is not now present. Ten clear-glass windows have geometric detailing.
 - e. Sandstone block wall and steps fronting B Street.Significant exterior changes include:
 - a. Most woodwork--carved porch railings, balusters, etc. have been removed (redwood pilars supporting front porch remain).
 - b. Five small porches have been created/enclosed.
2. 181 B Street Workshop is a small (400-500 sq. ft.) frame structure in deteriorated condition. It was probably built in 1899.
3. 222 Fourth Avenue Carriage House/Livery was built in 1899 to serve the main house. Area residents describe it as originally a two-story brick structure with a "steeple" top. Dimensions were approximately 47' x 40' and it was used to shelter (at least) nine draft/riding horses, cattle, chickens, rabbits, etc., two buggies, and as a residence for the caretakers. The structure was cut in half about World War I, for use as a garage. Current condition is deteriorated.
4. 222 Fourth Avenue "Small" House is a two level, seven room "pioneer" structure built of fired brick on a sandstone rubble foundation. Age of the structure is uncertain but was probably built before 1880. The structure is probably one of the oldest surviving buildings in the Avenues district. The structure was used as a barn/storage facility until the early Twentieth Century when a block addition was constructed and use was converted to residential. (A mid 1890's photo at the Utah Historical Society shows non-residential use.)

Exterior condition/structural integrity is fair to good. Foundation appears solid, bricks show only slight deterioration, and the second level floor supports (beams held by exterior belts and large grommets on the bricks) appear good. All woodwork and the entire interior, however, are ruined through neglect.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) (See Description 4, Ownership/Age)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1898-1899 BUILDER/ARCHITECT Richard K. A. Kletting

STATEMENT OF SIGNIFICANCE

Richard K. A. Kletting was the architect for the William F. Beer House. He was born July 1, 1858 at Unterborhingen, Wuettensburg, Germany, and was one of the most influential and important architects ever to live and work in Salt Lake City. He came to America after serving in the German army for one year. Worked in the East before coming to Salt Lake where he acquired a job working for John Burton, under whom he drew plans for the old University of Utah. Later he went into business for himself. Among his best works are: Utah State Capitol Building (won a competition of 40), Bon Marche in Paris, Sacred Coeur at Montmartre, First Salt Air Beach pavilion (1893) which boasted the world's largest unobstructed dance floor (burned in 1925), and the Old Salt Palace. Along with these works, Kletting did many commercial buildings as well as schools in the immediate Salt Lake vicinity as well as in neighboring states.

Richard Kletting opened and conducted the first school in Salt Lake to give instruction in geometry, algebra, languages and science. He cataloged the Salt Lake Public Library, and was much noted for his extensive civic as well as professional work.

Kletting died in Salt Lake on September 25, 1943, near the Kletting House at the age of 75 years. Surviving him were his wife, Mary Elizabeth Saaner Kletting, and their four children; Richard, Mary, Walter, and Helen.

Dr. William Francis Beer (1870-1949) was a prominent Salt Lake City physician who was also actively involved in mining. Dr. Beer was a graduate of George Washington Medical School (1892) and a charter member and honorary president of the Utah Medical Society. According to his surviving children, during the early years of the Century many international medical figures were house guests at 181 B Street. During World War I, Dr. Beer was in charge of P.O.W. medical care for German prisoners at Fort Douglas, Utah. In recognition of his efforts in bringing the prisoners through the influenza epidemic without a fatality, he was awarded the Iron Cross by Paul von-Hindenberg in the early 1930's.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Salt Lake County Recorder's Office, Grantor-Grantee Inces and Engineering Division.
 Persons contacted (relation to Wm. F. Beer): Beverly Beer Bullock (granddaughter),
 1259 East So. Temple, SLC, UT 84103; Jean R. Kirkpatrick (granddaughter) Boise
 Idaho; Vivian Beer DeNeuf (daughter) Bullhead City, Arizona; Kenneth Beer (son);
 Robert Barnes (long-time resident of home), 161 B Street, SLC.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre.

UTM REFERENCES

A	1,2	4,2,5,6,4,0	4,5,1,3,7,6,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Wilson G. Martin, Preservation Planner

ORGANIZATION

Utah State Historical Society

STREET & NUMBER

603 East South Temple

CITY OR TOWN

Salt Lake City

DATE

April 6, 1977

TELEPHONE

(801) 533-5755

STATE

Utah

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Michael T. Miller

TITLE

Michael T. Miller,
State Historic Preservation Officer

DATE April 12, 1977

FOR NPS USE ONLY

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

ATTEST

Charles A. Adams
 DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

DATE

12/6/77

KEEPER OF THE NATIONAL REGISTER

DATE

12-8-77

KEEPER OF THE NATIONAL REGISTER



098

WM. F. BEER HOUSE, Salt Lake, Ut.
Taken by Steven Pace, Feb. 1977
Negative filed at Ut. St. Hist. Soc
View of east side.

MAIN HOUSE JUN 7 1977

DEC 6 1977

Salt Lake County
#198



298

ESTATE

WM. F. BEER ~~HOUSE~~, Salt Lake, Ut.
Taken by S. Pace, 2/77
Negative filed at Ut. St. His. Soc.
View of southeast side.

DEC 6 1977

side

*Salt Lake County
2078*

3

MAIN HOUSE JUN 7 1977



WM.F.BEER HOUSE, Salt Lake, Utah
Taken by W.G.Martin, Apr. 1977
Negative at Ut.St.Hist.Society
View of south side of "Small"
House.

JUN 7 1977

DEC 6 1977

378

Salt Lake County



WM.F.BEER HOUSE, Salt Lake, Ut.
Taken by W.G.Martin, Apr. 1977
Negative at Ut.St.Hist.Society
View of east side of "Small"
House.

JUN 7 1977

DEC 6 1977

Salt Lake County
478



ESTATE

WM.F.BEER HOUSE, Salt Lake, Ut.
Taken by W.G.Martin, Apr. 1977
Negative at Ut.St.Hist.Society
View of north side of carriage
house/livery. JUN 7 1977

DEC 6 1977

Salt Lake County
598



PLNPCM2020-00106

92

July 9, 2020

WM.F.BEER HOUSE, Salt Lake, Ut.
Taken by W.G.Martin, Apr. 1977
Negative filed at Ut.St.Hist.Soc
View looking southeast at corner
of workshop.

JUN 7 1977

DEC 6 1977

Salt Lake County
698



ESTATE

WM.F.BEER ~~HOUSE~~, Salt Lake, Utah
Taken by W.G.Martin, Apr. 1977
Negative filed Ut.St.Hist.Society
View of north side of carriage
house/livery. JUN 7 1977

DEC 6 1977

Salt Lake County

798



ESTATE

WM.F.BEER HOUSE, Salt Lake, Ut.
Taken by W.G.Martin, Apr. 1977
Negative filed Ut.St.Hist.Soc.
View of east side of workshop.

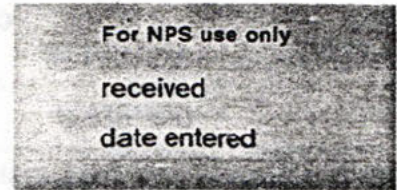
JUN 7 1977

DEC 6 1977

Salt Lake County
898

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Fisher, Albert, Mansion and Carriage House

and/or common

2. Location

street & number 1206 West 200 South not for publication

city, town Salt Lake City vicinity of congressional district

state Utah code 049 county Salt Lake code 035

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object N/A	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: home for men

4. Owner of Property

name Roman Catholic Bishop of Salt Lake City

street & number 331 East South Temple

city, town Salt Lake City vicinity of state Utah

5. Location of Legal Description

courthouse, registry of deeds, etc. Salt Lake City and County Building

street & number 400 South State Street

city, town Salt Lake City state Utah

6. Representation in Existing Surveys

title Historic American Buildings Survey (Carriage House) has this property been determined eligible? yes no

date 1968 federal state county local

depository for survey records Utah Heritage Foundation

PLNPCM2020-00106 98 July 9, 2020
city, town Salt Lake City state Utah

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Albert Fisher Mansion is a two-and-one-half story brick and stone house designed in the Victorian Eclectic style. Its large scale, integrity, and overall stylistic and decorative qualities make it one of the best examples in the city of the more elaborate Victorian Eclectic residences that were built in the late 1880s and 1890s. The house, designed by architect Richard Kletting, is located on a large, one-acre parcel of land bordering the Jordan River. Behind the house is a two-story brick carriage house, also designed by Kletting, which imitates the styling of the house.

The facade and other elevations of the house, though asymmetrically composed, incorporate symmetry in the alignment of first and second story openings. The massing of the house itself hints at symmetry with its block-like shape, centered dormer window and curved two-story bays at the front corners, which, though different, balance the facade. The bay on the east half of the facade forms a circular corner tower with a low-pitched conical roof, while the bay on the west half is confined to the front wall surface, leaving the square corner intact. Glass in the windows of the curved bays is also curved.

The house features a wealth of Victorian design elements, although the low-pitched hipped roof with wide eaves is atypical of Victorian architecture in Utah, except in the Italianate style. The wide eaves follow the contour of the various bays and are decorated with long, thin modillions with notched ends. The broad, stamped metal frieze beneath the eaves is highlighted with elaborate cast foliage above each of the projecting bays. Hip-roofed dormers on the front and west side roof pitches have flared cheeks sided in wood shingles and simple modillions on the eaves. The large projecting corner porch curves around the southeast corner of the facade, reinforcing the lines of the semicircular bay at that corner. The porch features squared, rough-faced sandstone columns, smooth sandstone railing and balusters, notched-end modillions on the eaves, and round-arched openings between the columns formed by spindle brackets connected by a semicircular frame. The sandstone porch base has gently arched openings which provide ventilation under the porch. Sandstone is also used in the retaining wall in front of the house, in the wide front sidewalk, and in the railing wall framing the steps.

The brick exterior walls are accented by the use of rough-faced sandstone in the wide belt courses girding the house at the lintel level of both first and second story openings, and in the narrower window sills. Smoothed and rounded sandstone colonettes form the mullions of the three-part windows in the curved bay on the west half of the facade. These mullions are decoratively carved on their upper portions which coincide with the transoms above each window. Transoms are located above each door and window on the house, and elaborate leaded-glass transoms are used above the first-story windows of the rounded corner bay. Transom bars are made of smooth, square-cornered sandstone. Cut, rough-faced sandstone forms the foundation of the house. Other important features of the house include the two-story, three-sided bay on the east side with overlapping brick at the corners, four corbeled chimneys, the sandstone plaque bearing Albert Fisher's initials on the upper facade, and a similar plaque on the west facade bearing the construction date of the house, "1893."

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet **3**

Item number **8**

Page **3**

for a desired aesthetic effect. In the vernacular tradition, Eclecticism surfaces as the inventive decorative treatment found on the eaves, openings, and porches of a standardized set of house plans. On larger, more prestigious dwellings, the Eclectic architect fashioned a unique design by juxtaposing and blending various ideas from competing historical styles. Kletting's Fisher Mansion is Eclecticism at perhaps its best, with the architect here successfully employing a wide range of stylistic elements. The rectilinear massing of the house suggests the resurgent symmetry of the Box Style, a design scheme which is betrayed by the subdued tower and projecting bay on the facade. These features harken back to the Queen Anne, as does the sweeping wrap-around porch. The stylized classicalism of the cornice and modillions is played off against the stamped metal frieze foliage, Eastlake porch spindling, and the heavy, almost Romanesque, rusticated porch posts and balustrade. The competing elements provide the Fisher Mansion design with an internal tension which allows the various styles to work together here as a functioning whole.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet 2

Item number 8

Page 2

Sweden, May 17, 1861 to Andreas S. and Olivia Youngberg. Mrs. Fisher, too, was active in business affairs, particularly real estate, as owner of Alma Fisher Properties, holders of much real estate in Salt Lake City. Five children were born to Albert and Alma: Alice Edwina (1882), Frank Alma (1885), Otto Albert (1888), Albert Bernhart (1895), and Carl Alvin (1897).

The Fishers lived in this house after the time it was built until their deaths. Albert died on June 28, 1917 in Hot Lake, Oregon, where he had gone for treatment of his rheumatism. His funeral was held at the family home in Salt Lake City. Alma Fisher continued to live in this house after her husband's death, and beginning around 1918 her daughter and son-in-law, Alice E. and Frederic B. Davidson, moved in with her. Alma died on May 22, 1940 in this house. The Davidsons continued to live there until 1944, then moved into an apartment at 63 S. 400 East. Frederic Davidson was a druggist.

After Alma's death, title to the property was transferred to Alice Fisher Davidson, who retained it until 1973, when she sold the house to the Roman Catholic Bishop of Salt Lake City. The Catholic Church had apparently been leasing the property since 1945, operating the house under the name of Our Lady Queen of Peace Covenant and Our Lady of Victory Missionary Sisters. In 1970 the house became St. Mary's Home, a home for single men, which it has continued to be to the present.

Richard K. A. Kletting, architect of this house and carriage house, was probably the most prominent architect in Utah's history. Born in Germany in 1858, he received architectural and engineering training and experience in both Germany and France before coming to the United States in 1883. He settled first in Denver, Colorado, but, unable to find work there, continued on the Salt Lake City after hearing reports of growing business activity there. He was employed by architect John Burton soon after arriving in Salt Lake City, but several months later opened his own office. He remained in Salt Lake City until his death in 1943.

Kletting is best known for his designs of numerous commercial and institutional buildings throughout the state, including the Saltair Beach Pavilion, the University of Utah campus and buildings, and the Utah State Capitol. He designed residential buildings as well, although far fewer in number than his commercial and institutional buildings, many of which were homes for businessmen who had hired him to design their commercial buildings also. Notable examples of his residential designs, in addition the the Fisher House, include the Henry Dinwoodey House, 411 E. 100 South, listed in the National Register in 1974, and the Enos A. Wall Mansion, 411 E. South Temple Street, listed in the National Register in 1980 as part of the South Temple Historic District. Kletting's houses all display a stylistic eclecticism which is characteristic of much of late 19th Century architecture in Utah.

As an architectural style, Victorian Eclecticism remains a poorly defined and often misunderstood phenomenon. Generally it connotes the mixing of stylistic elements within a single design. Such a fusion is neither random nor mysterious, but draws its legitimacy from the blending of dissimilar features.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1893 **Builder/Architect** Unknown /Richard K. A. Kletting

Statement of Significance (in one paragraph)

The Albert Fisher Mansion, built in 1893, is architecturally significant as an excellent example of the Victorian Eclectic style in Utah and as one of the relatively few residential designs by Richard K. A. Kletting. Kletting was one of Utah's most prominent architects and is best known for his design of the Utah State Capitol Building (1912-15). The Fisher Mansion exhibits the large scale and Victorian detailing common to the Victorian Eclectic style, but also incorporates into its design some unusual features such as a box-like shape, stamped metal frieze foliage, and a Queen Anne inspired wrap-around porch with Eastlake and Romanesque appointments, which combine to create a distinctively unique example of the style. The two-story brick carriage house located behind the mansion is also significant, reflecting the massing and styling of the house. The Fisher Mansion is also historically significant as the only house associated with Albert Fisher, a pioneer in the brewing industry in Salt Lake City. Fisher was founder of Fisher Brewing Company, the most enduring of the several breweries established in Utah in the late 1800s, and the only one of those to return to operation after the repeal of Prohibition.

The Albert Fisher Mansion was built in 1893 for Albert Fisher, president of the Fisher Brewing Company. The two-story, twelve-room house was designed by Richard Kletting and was built at an estimated cost of \$13,000. Fisher, who had been living nearby at the brewery (138 S. 1100 West), apparently wished to live near his brewery, although the site the house was built on was attractive in its own right, located on the banks of the Jordan River, away from the crowds of the city, and commanding an excellent view of the Wasatch Mountains to the east.

Albert Fisher was born in Seebach, Baden, Germany on October 30, 1852. He emigrated to the United States as a young man, settling first in Springfield, Illinois. He moved from there to San Francisco before coming to Salt Lake City around 1881, at which time he changed the spelling of his last name from Fischer to Fisher. Soon after his arrival, he apparently worked for a time as foreman of the Salt Lake Brewing Company located at 1000 East and 500 South. He established Fisher Brewing Company in 1884 in the northwest section of town on 1100 West between 100 South and 200 South. In addition to his brewery interests, Albert Fisher was heavily involved in real estate and other business enterprises, including the Orem Railroad, Mutual Creamery, and Baden Investments Company. Fisher Brewery continued to operate under the direction of the Fisher family up until 1972. During the Prohibition years the brewery closed down completely and the Fishers confined themselves to business and investment activities.

On January 29, 1882 Albert married Alma Younger, a Swedish emigrant who had come to Salt Lake City in 1871 with her parents. She was born in Malmo, July 9, 2020

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet | Item number 7 Page 2

A one-story, screened-in frame porch with paired square columns is located on the rear, northeast corner of the house.

A few minor alterations and additions have been made on the house, including the addition of exterior fire escapes from upper story windows on the rear and sides, and a small frame enclosed porch at the northwest corner, built on c. 1920. The interior of the house has remained basically intact on the main floor but the basement and upper floors have been altered to accommodate the thirty-to-forty men living in the house.

The carriage house is a two-story brick structure with a pyramidal roof over the main block capped with a hip-roofed cupola. Projecting from the front of the building is a large, two-story, three-sided bay. The eyebrow curve in the roofline on the facade echoes the curved head of the hayloft door that projects above the standard level of the roofline. The wide eaves of the carriage house, like those on the house, are decorated with long, thin modillions with notched ends. Hip-roofed dormers are centered on the front and side roof pitches. The foundation is brick and the lintels and sills are rough-faced sandstone. Spanning the carriage openings are metal I-beams decorated with rosettes. All windows are multi-pane and double hung. Only minor alterations have been made to the carriage house such as the covering over of some windows with plywood. Water damage is evident in some sections of the eaves. Measured drawings of the carriage house were made by the Historic American Buildings Survey in 1968.

9. Major Bibliographical References

Obituary Index, Utah State Historical Society
Letter from James W. Fisher, great-grandson of Albert Fisher, July 4, 1976, Utah State Historical Society

10. Geographical Data

Acreeage of nominated property 1.03

Quadrangle name Salt Lake City

Quadrangle scale 1:24000

UMT References

A

1	2	4	2	1	9	2	0	4	5	1	2	8	9	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Commencing 262 feet West of the Southwest corner of Block 43, Plat C, Salt Lake City Survey, East 163 feet, North 247.5 feet, West to the Jordan River, southerly along the river to beginning.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
-------	-----	------	--------	-----	------

state	N/A	code	county	N/A	code
-------	-----	------	--------	-----	------

11. Form Prepared By

name/title Roger V. Roper/Historian

organization Utah State Historical Society

date Spring 1983

street & number 300 Rio Grande

telephone (801) 533-6017

city or town Salt Lake City

state Utah

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

A. Kent Powell

title A. Kent Powell, Deputy State Historic Preservation Officer date 6-17-83

For NPS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

PLNPCM2020-00106

104

July 9, 2020

10. Geographical Data

Acreege of Property 1 acre(s)

UTM References

(Place additional boundaries of the property on a continuation sheet.)

A 1/2 4/2/1/9/2/0 4/5/1/2/8/9/0
Zone Easting Northing

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

C / / / / / / / / / / /
Zone Easting Northing

D / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Commencing 262 feet West of the Southwest corner of Block 43, Plat C, Salt Lake City Survey, East 163 feet, North 247.5 feet, West to the Jordan River, southerly along the river to the beginning

Property Tax No. 15-02-152-001

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are the same as those that were associated with the building when it was determined eligible in 1983, and a portion of those historically associated with the property.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title J. Cory Jensen

organization Utah State Historic Preservation Office date 28 August 2008

street & number 300 Rio Grande telephone 801/533-3559

city or town Salt Lake City state UT zip code 84101

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.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Salt Lake City Corporation

street & number 451 S State Street telephone 801-535-7280

city or town Salt Lake City state UT zip code 84111

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.

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes 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" in all the boxes 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.)

9. Major Bibliographical References

Bibliography

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

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 # _____

Areas of Significance

(enter categories from instructions)

ARCHITECTURE _____

INDUSTRY _____

Period of Significance

1893-1917 _____

Significant Dates

1893 _____

Significant Persons

(Complete if Criterion B is marked above)

Albert Fisher _____

Cultural Affiliation

Architect/Builder

Richard Kletting _____

See continuation sheet(s) for Section No. 8

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

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	
2		buildings
		sites
		structures
		objects
2	0	Total

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

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Function
(Enter categories from instructions)

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Victorian Eclectic

Materials
(Enter categories from instructions)

foundation STONE: Sandstone; WOOD: shingle
walls BRICK
roof ASPHALT shingle
other Sandstone details

Narrative Description

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

See continuation sheet(s) for Section No. 7

United States Department of the Interior
National Park Service

Date Listed
10/08/08

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Fisher, Albert, Mansion and Carriage House (amendment)

other name/site number _____

2. Location

street name 1206 West 200 South not for publication

city or town Salt Lake City vicinity

state Utah code UT county Salt Lake code 049 zip code 84104

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally, statewide locally. (See continuation sheet for additional comments.)

Walter J. Martin 9/2/2008
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____



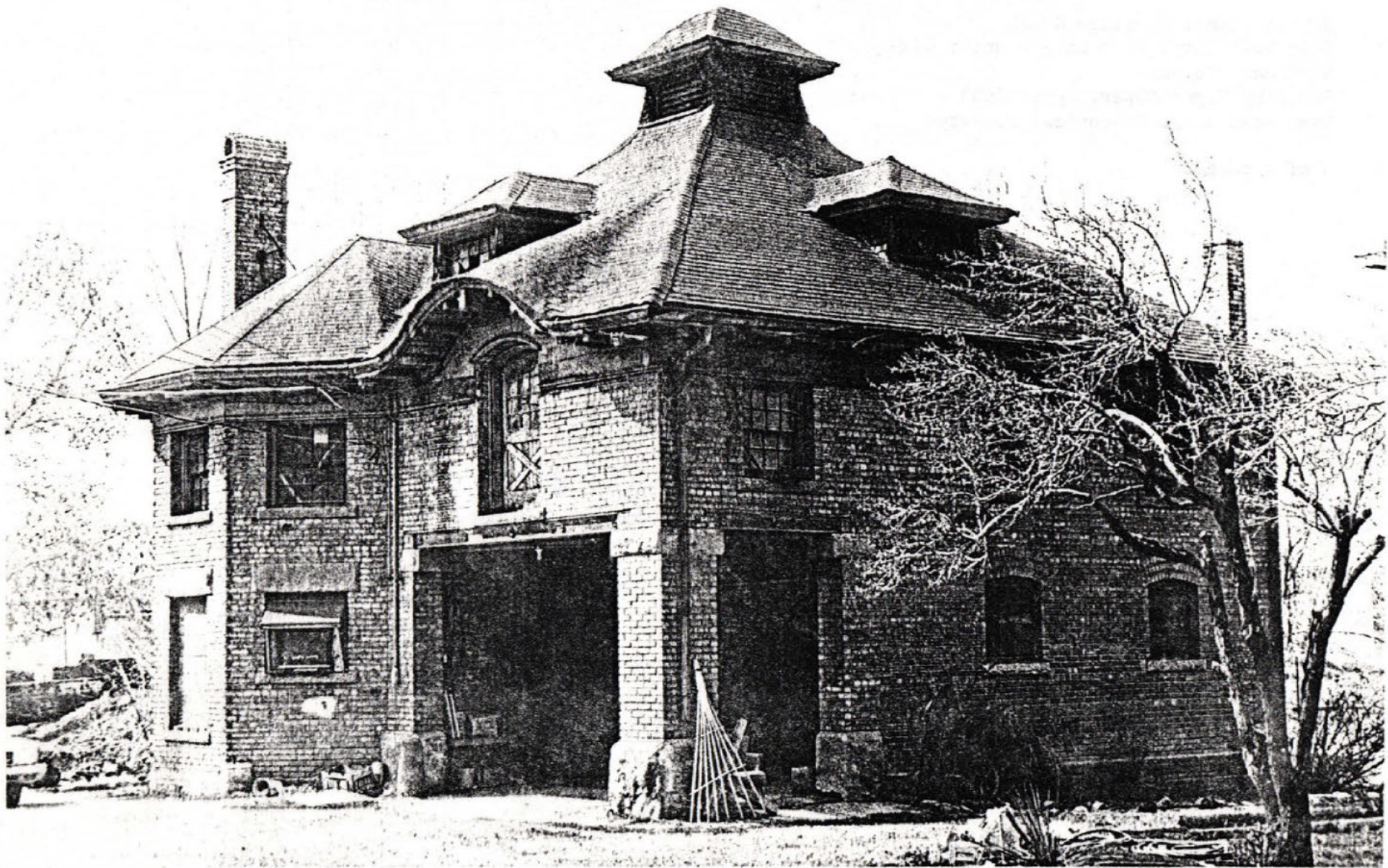






Albert Fisher Carriage House
Salt Lake City, Salt Lake County, Utah
Southeast Corner
Photo by Roger Roper, April 1983
Neg. Utah State Historical Society

4 of 4 photos



Albert Fisher Carriage House
Salt Lake City, Salt Lake County, Utah
South Facade
Photo by Roger Roper, April 1983
Neg. Utah State Historical Society

3 of 4 photos



Albert Fisher Mansion
Salt Lake City, Salt Lake County, Utah
South Facade
Photo by Roger Roper, April 1983
Neg. Utah State Historical Society

1 of 4 photos



Albert Fisher Mansion
Salt Lake City, Salt Lake County, Utah
East Facade
Photo by Roger Roper, April 1983
Neg. Utah State Historical Society

2 of 4 photos



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

(Type all entries - complete applicable sections)

STATE: Utah	
COUNTY: Salt Lake	
FOR NPS USE ONLY	
ENTRY NUMBER 70.2.43.0001	DATE 2/26/70

1. NAME

COMMON:
UTAH STATE HISTORICAL SOCIETY MANSION AND CARRIAGE HOUSE

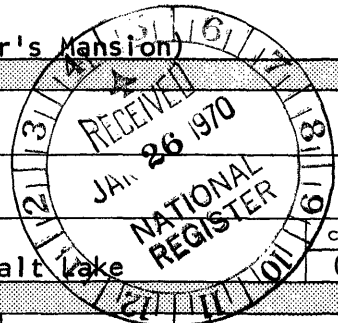
AND/OR HISTORIC:
Thomas Kearns Mansion and Carriage House (Governor's Mansion)

2. LOCATION

STREET AND NUMBER:
603 East South Temple Street

CITY OR TOWN:
Salt Lake City

STATE: **Utah** CODE: **43** COUNTY: **Salt Lake** CODE: **035**



3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Government <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) <u>Present home of Utah Historical Society.</u>

4. OWNER OF PROPERTY

OWNER'S NAME:
State of Utah (Utah State Historical Society)

STREET AND NUMBER:
603 East South Temple

CITY OR TOWN: **Salt Lake City** STATE: **Utah** CODE: **43**

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Secretary of State

STREET AND NUMBER:
Utah State Capitol Building

CITY OR TOWN: **Salt Lake City** STATE: **Utah** CODE: **43**

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Utah State Historic Sites Survey

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Utah State Historical Society

STREET AND NUMBER:
603 East South Temple

CITY OR TOWN: **Salt Lake City** STATE: **Utah** CODE: **43**

SEE INSTRUCTIONS

STATE: Utah
COUNTY: Salt Lake
ENTRY NUMBER
DATE

FOR NPS USE ONLY

7. DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Kearns Mansion has a stone exterior richly detailed with round towers at three of its four corners.

At the time of the building, the mansion contained 28 rooms: 6 baths, ten fireplaces (of which nine remain), an all-marble kitchen and bathroom, a bowling alley, ballroom, billiard room, two parlors, two dining rooms, and three vaults (one for silver, one for wine, and one for jewelry). Cost of construction was approximately \$250,000.00.

The main entrance on the south leads into a hallway with a floor of handset ceramic tile, one of the few in Utah. The wood-panelled walls and the floating staircase are made of French oak, hand carved by artisans imported from Europe. In the main hallway are two columns carved with allegorical scenes: "The Rape of the Sabines" and "Botticelli's Graces". At the end of the main hall (south) are the massive iron and glass doors. The foyer is of African and Roman marble. Above the main hall is a graceful oval ceiling well. To the west of the front hall is the state drawing room, converted early in the history of the mansion from two parlors: the Louis XVI and the Moorish parlors.

The first room east of the front hall is the den. The Flemish oak paneling is stained black. North of the den is the state dining room of red stained mahogany. Reportedly all the wood in this room came from the mahogany trees in the Ural Mountains of Russia. Dominating the room, above the table, is a large bronze chandelier. The figures on the newel posts at the foot of the stairs were done by the French sculptor Moreau and were brought from the Paris Exposition of 1900 by Senator Kearns.

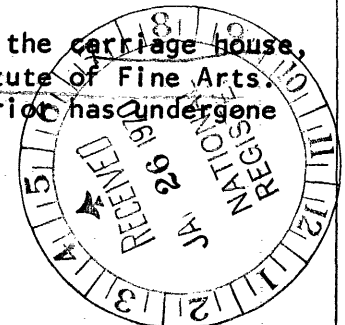
Off the main hall of the second floor were the bedrooms and guest rooms of the Kearns family and later the governors. The former bedrooms of the Kearns family and the governors were in the southeast corner of the second floor, now the library. Across the hall were other bedrooms now housing the picture collections, and the librarian's office. The director's office was formerly the nursery. The marble bathroom is in the northeast portion of this floor. At the south end of the hallway on the second floor doors open to a marble loggia.

The third floor contains the ballroom or gymnasium and the billiard room. These rooms now serve as galleries. Overlooking the circular hallway on this floor is the beautiful ceiling well which crowns this stately mansion.

In the basement was a two-lane bowling alley and wine vault. This area is now used to house the library's extensive collections. Only slight alterations have been made to the building; both the grandeur and affluence of its builder and owner remain.

Outside and to the rear of the mansion (north) is the carriage house, also of oolite marble, which now houses the Utah Institute of Fine Arts. This exterior has not been modified; however, the interior has undergone major alterations.

S E E I N S T R U C T I O N S



B. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known) **Built in 1900-1902.**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

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



STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

The Kearns Mansion was designed by Architect Carl M. Nauhausen for millionaire mining magnate Thomas Kearns. It is a part of the national culture that shows up in this area. The foundation was laid in the spring of 1900 and the building completed in 1902.

Thomas Kearns came to Utah in 1883 as a young man working on the Denver and Rio Grande Railroad. He gravitated to the mines in Park City where he soon became part owner of the Silver King Coalition Silver Mines. His partner was David Keith. With his newly acquired wealth, Kearns built his lovely mansion on Brigham Street (later South Temple Street) in 1902.

The building itself is a work of art, made of oolite marble, and richly furnished interiors of wood, tile and marble. It reflects the quality that affluence could demand in the new twentieth century.

Thomas Kearns became a millionaire before he was 28 years old and a United States Senator from Utah by the age of 40 (1901-1905). He also was a noted philanthropist, erecting the Kearns St. Ann's Orphanage, now St. Ann's School. He became the publisher of the Salt Lake Tribune. Today the Kearns Building, Kearns Corporation, and Kearns, Utah, perpetuate his name.

The Kearns family lived in the mansion for over thirty-five years. In it many distinguished guests were entertained, including two presidents: Theodore Roosevelt and William Howard Taft. President Roosevelt watched a parade on South Temple from the marble loggia on the second floor.

Thomas Kearns died in 1918, but the home remained in the possession of the family until 1937, when Mrs. Jennie Kearns donated it to the state to be used as a governor's mansion. Three Utah governors lived in the mansion; Henry H. Blood, Herbert B. Maw, and J. Bracken Lee. In 1957 the mansion became the home of the Utah State Historical Society. It is the intention of the Society that this lovely building be preserved and kept open to the public to provide a show place depicting the genteel life that Utah's mineral resources produced for one of the state's foremost families.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Margery Ward, Historical Society Brochure (Salt Lake City, Utah State Historical Society, 1969).

Paul Goeldner, Utah Catalog: Historic American Building Survey (Salt Lake City, 1969), p. 48.

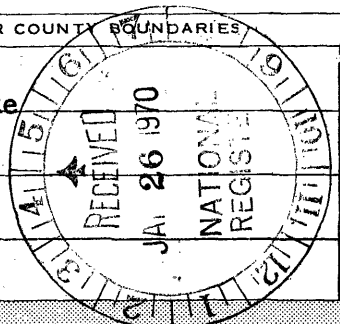
10. GEOGRAPHICAL DATA less than ten acres.

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
CORNER	LATITUDE				LONGITUDE			LATITUDE			LONGITUDE	
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	o	'	"	o	'	"	40°	46'	08"	111°	52'	25"
NE	o	'	"	o	'	"						
SE	o	'	"	o	'	"						
SW	o	'	"	o	'	"						

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

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

STATE:	CODE	COUNTY	CODE
Utah	43	Salt Lake	035
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



12/4/26 310/4513360

DTM REF 444
6-14-77

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: **Melvin T. Smith, Preservation Officer**

ORGANIZATION: **Utah Historic Sites Survey** DATE: **January 16, 1970**

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

CITY OR TOWN: **Salt Lake City** STATE: **Utah** CODE: **43**

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

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

National State Local

Name: Milton L. Weilenmann
 Title: Director, Department of Development Services

Date: January 21, 1970

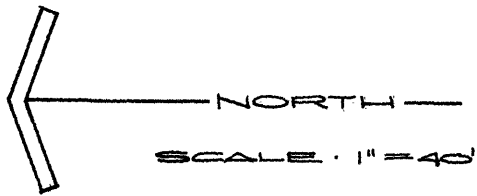
I hereby certify that this property is included in the National Register.

Ernest Allen Cunniff
 Chief, Office of Archeology and Historic Preservation

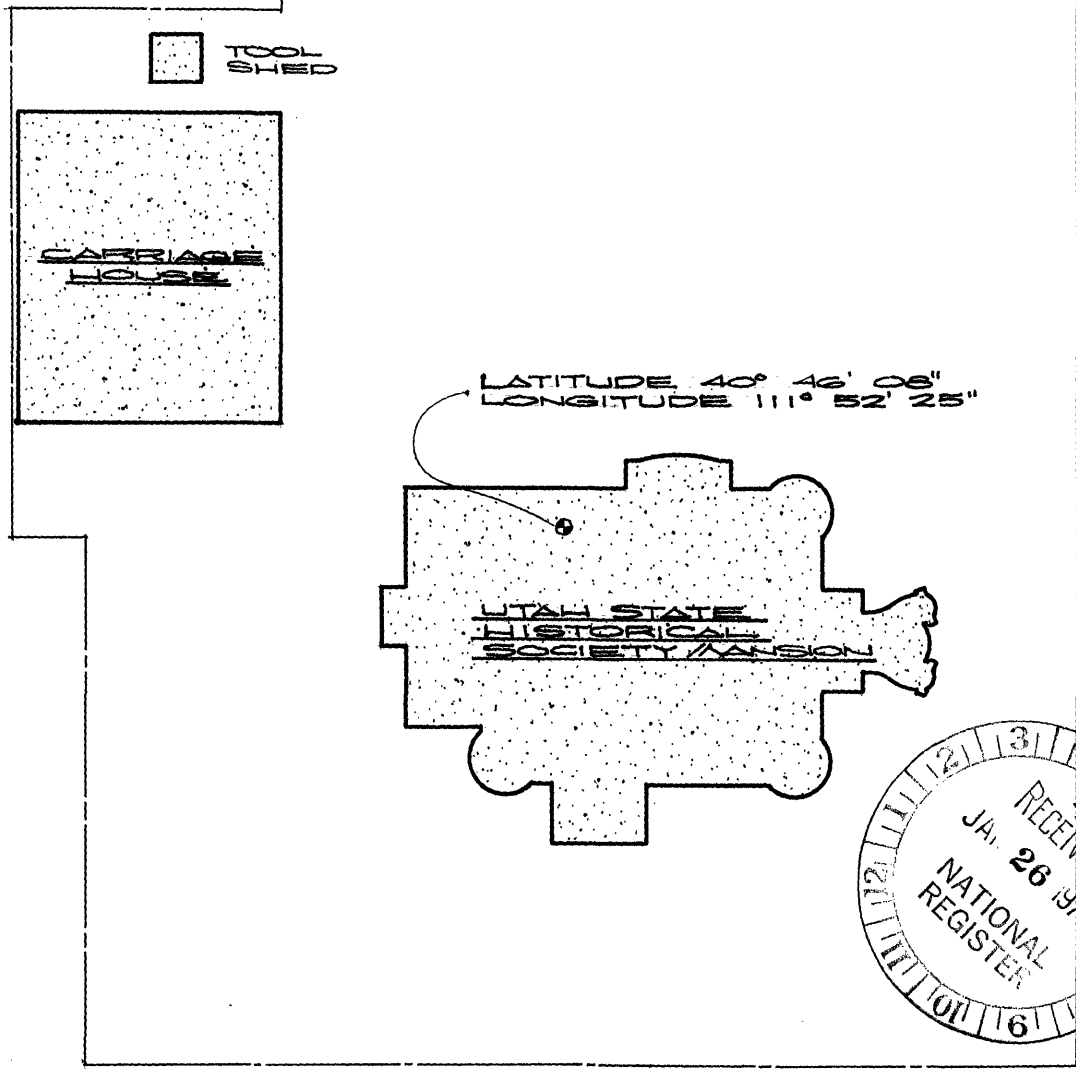
Date: **FEB 26 1970**

ATTEST:
William J. Smutney
 Keeper of The National Register

Date: **FEB 12 1970** July 9, 2020

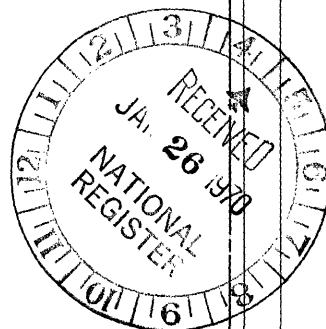


PROPERTY LINE



LATITUDE 40° 46' 08"
LONGITUDE 111° 52' 28"

UTAH STATE
HISTORICAL
SOCIETY / ANSON



SOUTH TEMPLE STREET

"G" STREET

UTAH STATE HISTORICAL
SOCIETY / ANSON
AND CARRIAGE HOUSE

603 EAST SOUTH TEMPLE STREET
SALT LAKE CITY, UTAH DECEMBER 1969

SALT LAKE CITY STREET MAP



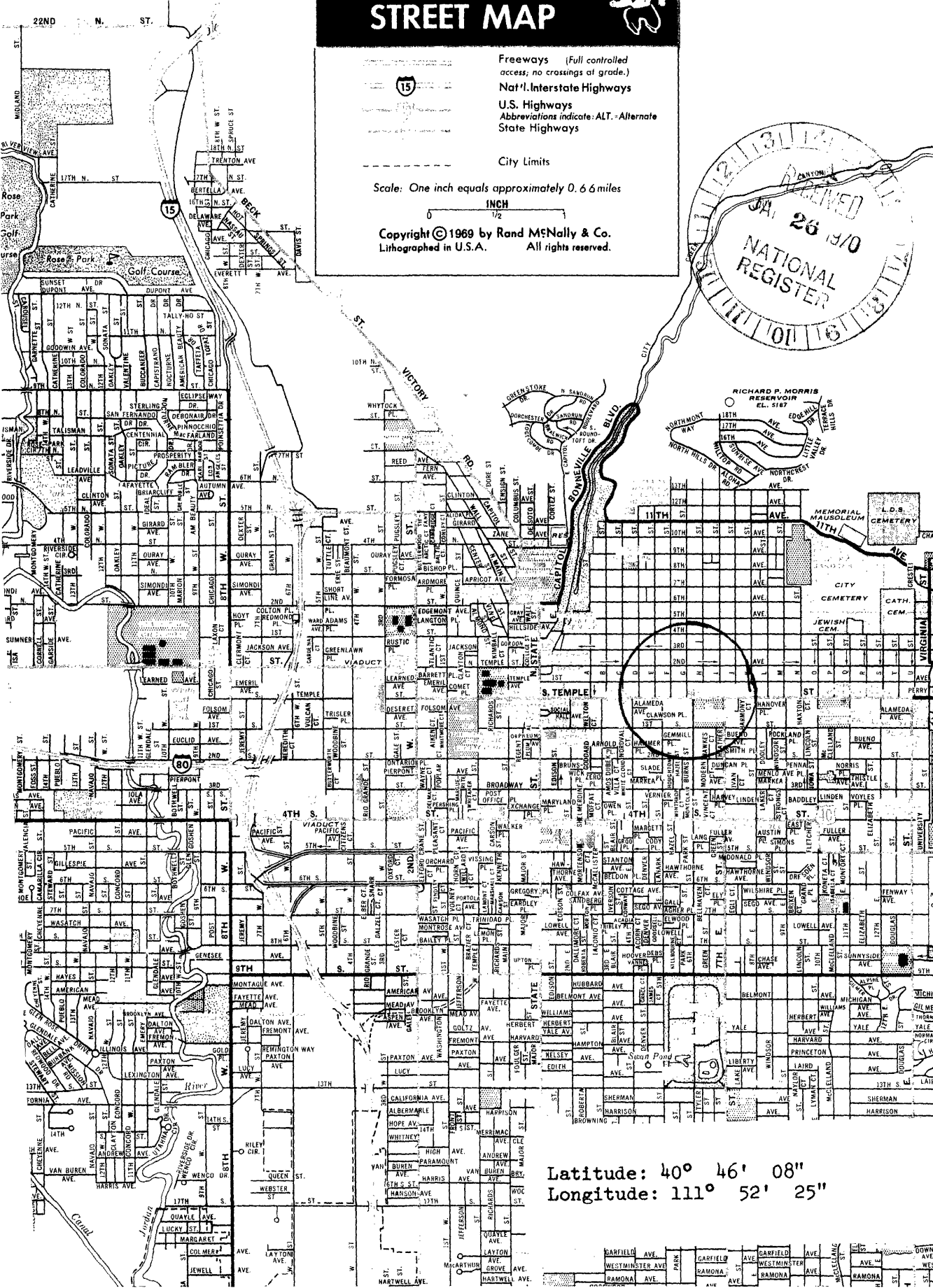
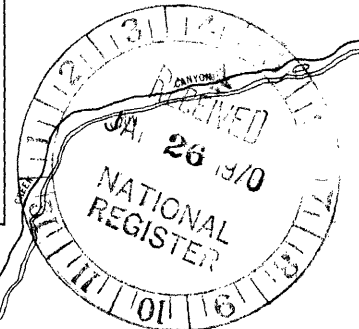
Freeways (Full controlled access; no crossings at grade.)
 Nat'l. Interstate Highways
 U.S. Highways
 Abbreviations indicate: ALT. - Alternate State Highways

City Limits

Scale: One inch equals approximately 0.66 miles

1 INCH = 2/3

Copyright © 1969 by Rand McNally & Co.
 Lithographed in U.S.A. All rights reserved.



Latitude: 40° 46' 08"
 Longitude: 111° 52' 25"

①



PLNPCM2020-00106

127

July 9, 2020

NPS Number 70.2.43.0001

#1

Title: Thomas Kearns Mansion
and Carriage House

L95. Salt Lake City, Utah

2



PLNPCM2020-00106 129

July 9, 2020

NPS Number 70.2.43.0001

#2

Title: Thomas Kearns Mansion

Loc. Salt Lake City, Utah



PLNPCM2020-00106

131

July 9, 2020

NPS Number 70.2.43.0001

#1

Title: Thomas Kearns Mansion
and Carriage House

Loc. Salt Lake City, Utah

2



PLNPCM2020-00106 133

July 9, 2020

NPS Number 70.2.43.0001

#2

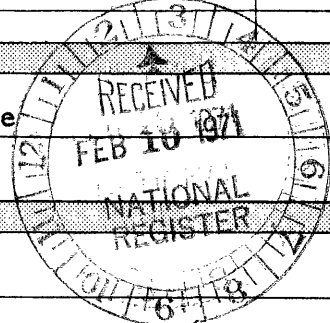
Title: Thomas Kearns Mansion

Loc. Salt Lake City, Utah

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

(Type all entries - complete applicable sections)

STATE: Utah	
COUNTY: Salt Lake	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE



71.549.0019 5/14/71

1. NAME

COMMON:
Keith-Brown Mansion and Carriage House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
529 East South Temple St.

CITY OR TOWN:
Salt Lake City

STATE: Utah	CODE: 49	COUNTY: Salt Lake	CODE: 035
-----------------------	--------------------	-----------------------------	---------------------

3. CLASSIFICATION

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

4. OWNER OF PROPERTY

OWNER'S NAME:
H. Ross and Norinne Thompson Brown

STREET AND NUMBER:
777 East South Temple

CITY OR TOWN:
Salt Lake City

STATE: Utah	CODE: 49
-----------------------	--------------------

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
City and County Building

STREET AND NUMBER:
451 Washington Square

CITY OR TOWN:
Salt Lake City

STATE: Utah	CODE: 49
-----------------------	--------------------

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic Sites Survey

DATE OF SURVEY: **1969** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Utah State Historical Society

STREET AND NUMBER:
603 East South Temple

CITY OR TOWN:
Salt Lake City

STATE: Utah	CODE: 49
-----------------------	--------------------

STATE: Utah	ENTRY NUMBER: 71.549.0019	DATE: 5/14/71
COUNTY: Salt Lake	FOR NPS USE ONLY	

SEE INSTRUCTIONS

7. DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Keith-Brown Mansion is one of the more architecturally and artistically beautiful homes in Salt Lake City, Utah. Its basic pattern is renaissance architecture, yet its exterior reflects rather eclectic tastes. The carriage house is less pretentious. On the mansion, the front steps are flanked by four massive Tuscan columns, 24 feet high and three feet in diameter. One enters the home through heavy wrought-iron and glass doors, added by its second owner, Mr. Ezra Thompson.

Through the lobby one enters an octagonal-shaped room which extends two stories high and is capped by a gently-domed stained glass window. This area is now used as a reception center by Terracor Corporation. By day a sky light in the roof sheds light through the dome, while electric lights provide night lighting.

Solid cherry wood has been used in the octagon. On the second floor the open well is surrounded by columns, arches and railings, all of the same wood.

Opposite the main entrance on the first floor is a huge fireplace and mirror. To the left is an entry way from the side door on "F" Street and to the right is the staircase, added by Terracor Corporation. At the first landing is a beautiful stained glass window.

The other four sides of the octagon on the main floor open onto two front parlors, a large oval dining room and the kitchen, now extensively remodeled into offices. Second floor rooms, although used as offices, still retain their fireplaces, chandeliers and carved woodwork.

The ballroom on the third floor was remodeled into an apartment, but now serves as a conference room. In the basement, the plaster has been removed and the brick sandblasted. The area is also used for offices. The home has two bathrooms.

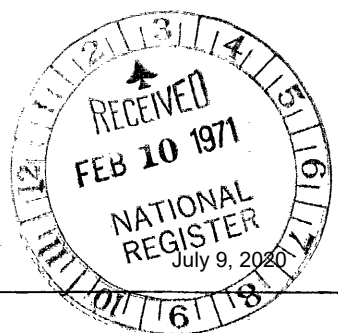
The carriage house has undergone major remodeling. The interior now houses offices, drawing tables and work rooms. However, the exterior is unaltered. Inside beams have been exposed to reveal the original construction.

All furnishings have been done with an attempt to retain the historic and aesthetic quality of the home. A sunken garden is being added on the east side of the mansion, between it and the carriage house.

The restoration and limited remodeling have been done with care. The beautiful structure retains its architectural quality. It illustrates an excellent use of an historic building for modern needs.

The mansion, not the carriage house, is the ⁷¹object of this nomination. However, as the carriage house and the property on which it sits affects very definitely the mansion's historic and aesthetic setting, it is included within the boundary lines.

SEE INSTRUCTIONS



3. SIGNIFICANCE

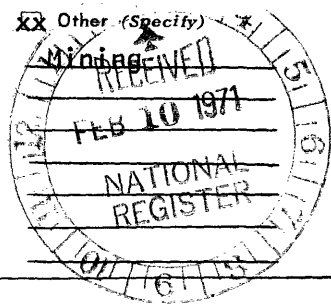
PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known) **Built 1900**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

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



STATEMENT OF SIGNIFICANCE

Built of Sanpete limestone in 1898-1900, this three-story mansion was designed by Frederick Albert Hale, who was also architect for the Alta Club, the Salisbury Mansion, the Salt Lake Public Library (Hansen Planetarium), the Continental Bank Building, and the Administration Building for the University of Wyoming.

With wealth obtained from his interests in the Silver King Coalition Mines at Park City, Mr. David Keith built his lovely mansion on Brigham Street in Salt Lake City, where he lived with his wife and son until 1916. The property was then sold to Ezra Thompson, whose family lived in the home until 1939.

The Thompson's daughter, Norinne, then wife of H. Ross Brown, lived in the home between 1939 and 1968 when Terracor Corporation received from them a twenty-five year lease on the property. The company has since spent over \$250,000 in restoration and renovation. The company now uses it for business purposes.

This mansion and carriage house reflect the quality living in early twentieth century Utah, made possible because of the wealth of Park City's mines.

David Keith, the youngest of fourteen children, was born in Nova Scotia in 1847. Twenty years later he set sail for California to seek his fortune. His mining know-how and business acumen produced limited rewards there and in Virginia City, Nevada. Because he was an authority on water sumps, he was later employed at Park City, Utah in 1883. There, in cooperation with Thomas Kearns and others, he helped build the Silver King Coalition Mines Company, which extracted some ten and one-quarter million dollars worth of mineral between 1892 and 1907.

With this affluence, Keith and Kearns became influential in Utah, financing and publishing the new Salt Lake Tribune, building lovely homes, developing businesses, and making charitable contributions. Both men were members of Utah's Constitutional Convention.

Keith died in 1918. His wife followed in death soon after, leaving the business empire to their son, David

The home is important because of its quality architecture, because it tells much of the mining wealth's story in Utah, and because David Keith was himself a prominent figure in the American West's history.

SEE INSTRUCTIONS

9 MAJOR BIBLIOGRAPHICAL REFERENCES

American Biography: A New Cyclopedia (New York: The American Historical Society, Inc., 1933), pp. 53-55.
 E. V. Foblin, Salt Lake City Past and Present (Salt Lake City: E. V. Foblin, 1908) pp. 151-153.
 Sandra L. Kellogg, The Keith-Brown Mansion to be published.
 Sandra L. Kellogg, "Report on the Keith-Brown Mansion" (Salt Lake City: unpublished article in file of Utah Heritage Foundation, 1968).
 Wain Sutton, ed., Utah Centennial History (New York: Lewis Historical Publishing Company, Inc., 1949), vol. 3, pp. 176-77.

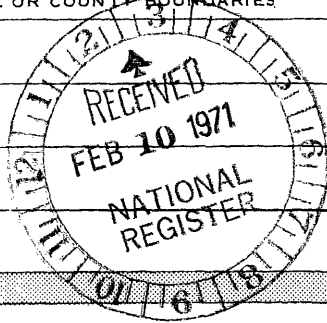
10 GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 0 0	0 0 0		40° 46' 11"	111° 52' 30"	
NE	0 0 0	0 0 0				
SE	0 0 0	0 0 0				
SW	0 0 0	0 0 0				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 0.9

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

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



11 FORM PREPARED BY

NAME AND TITLE: Melvin T. Smith

ORGANIZATION: Utah Historical Society DATE: January 28, 1971

STREET AND NUMBER: 603 East South Temple

CITY OR TOWN: _____ STATE: _____ CODE: _____

12 STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

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

National State Local

Name: Milton L. Weilenmann
 Title: Utah State Liaison Officer
 Date: January 28, 1971

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

Ernest A. Rosser III
 Chief, Office of Archeology and Historic Preservation
 MAY 14 1971

Date: _____

ATTEST:
William M. [Signature]
 Keeper of The National Register
 APR 8 1971

138a

020

SEE INSTRUCTIONS

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 1 thru 10 Page 5

David Keith Mansion, Salt Lake City, Salt Lake County, UT

A review of the listing of this building (5/14/71, NRIS 71000849) reveals that the historic name assigned to it at the time of its listing (Keith-Brown Mansion) incorporated the original owner's name with the third owner's name. It is more accurate for the historic name to be that of the individual associated with its significance.

This building is significant for its architectural qualities and for its association with an influential figure in Utah, David Keith. Keith accumulated his wealth from mining and helped to build the Silver King Coalition Mines Company in Park City. In addition to his influence and success within the mining industry, Keith helped develop other businesses such as of the *Salt Lake Tribune*. Keith, along with his wife and son, lived here until 1916. The property was then sold to Ezra Thompson, whose family lived in the home until 1939. Between 1939 and 1968 the house was occupied by H. Ross and Norinne Thompson Brown.

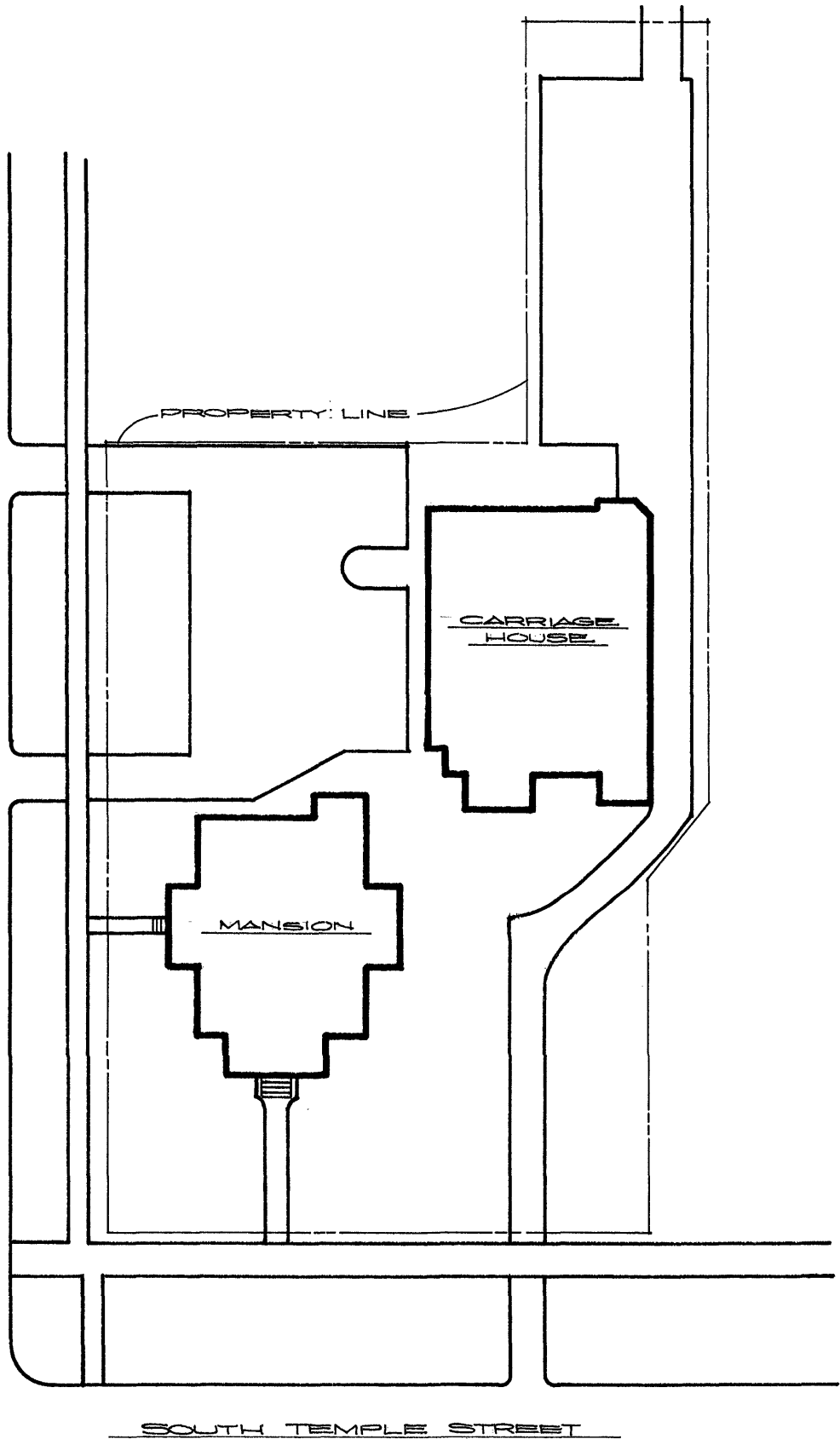
All references have been changed throughout the nomination to include the correct name, **David Keith Mansion**.

Max J. Evans

Max J. Evans
State Historic Preservation Officer

May 17, 1995

Date



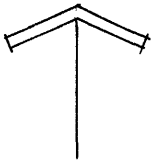
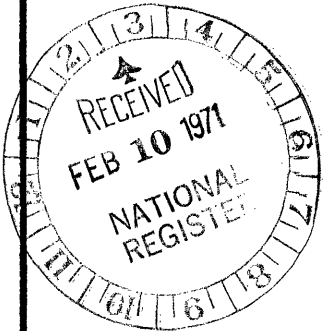
"F" STREET

PROPERTY LINE

CARRIAGE HOUSE

MANSION

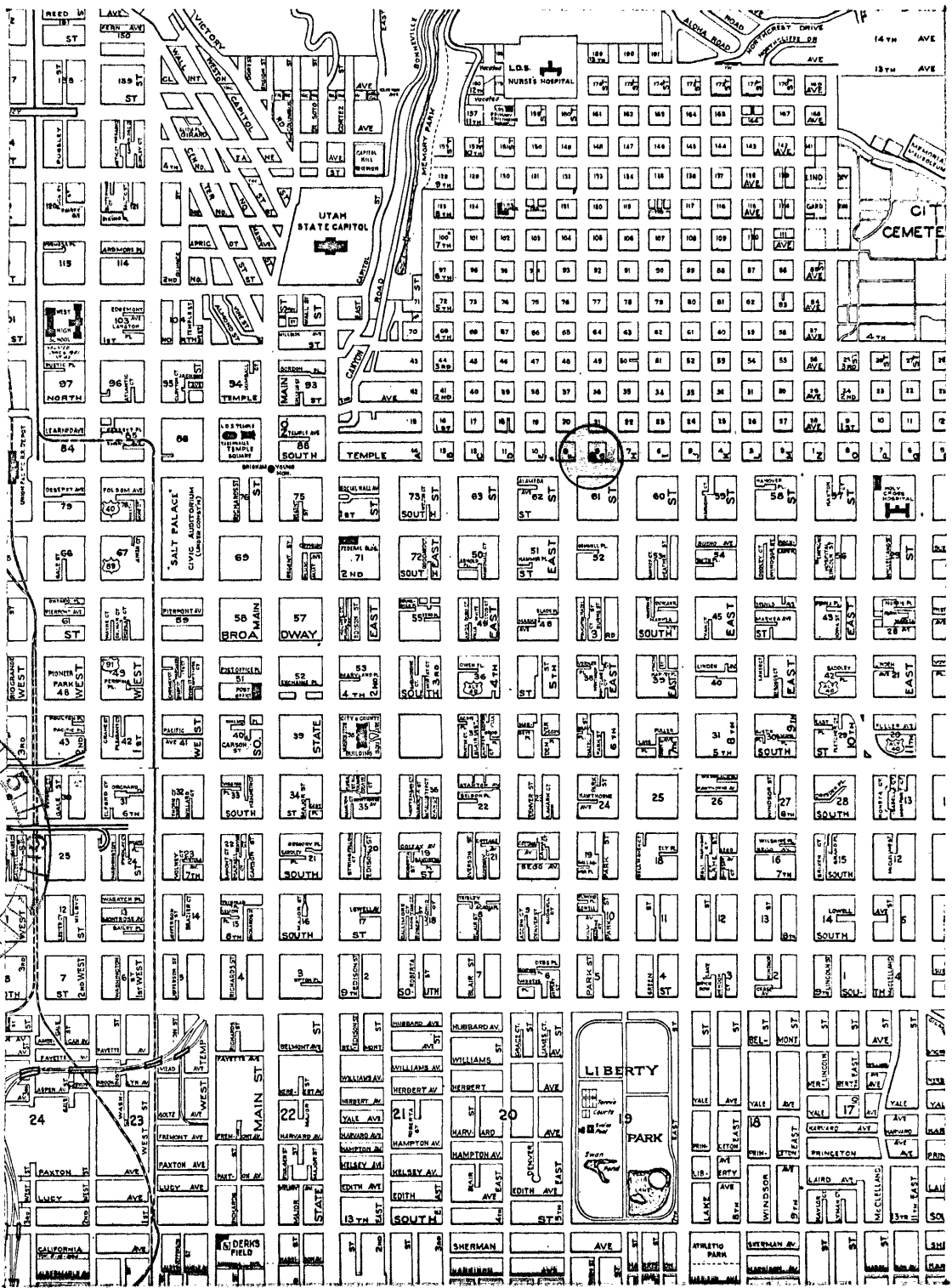
SOUTH TEMPLE STREET



KEITH-BROWN MANSION & CARRIAGE HOUSE
 529 EAST SOUTH TEMPLE
 SALT LAKE CITY, UTAH

ALTITUDE : 40° - 46' - 11" 140
 LONGITUDE : 111° - 52' - 30"

DATE : JAN 1971
 SCALE : 1" = 45'



RECEIVED
 FEB 10 1971
 NATIONAL REGISTER

KEITH-BROWN MANSION & CARRIAGE HOUSE

529 EAST SOUTH TEMPLE
 SALT LAKE CITY, UTAH

CM2020.00196
 LATITUDE : 40° - 46' - 11" 141
 LONGITUDE : 111° - 32' - 30"

DATE : JAN 1971



NrS Number 71.5.49.0019
Title: Keith-Brown mansion
& carriage house
Loc. Salt Lake Co, Utah
Looking SE

PROPERTY OF THE NATIONAL REGISTER

NO. C-7011 (Color NEG.)

GORDON PEERY, PHOTOGRAPHER

POST OFFICE BOX 8242 • SALT LAKE CITY, UTAH 84108

ARCHITECTURAL

- INTERIORS
- PRODUCTS
- PROGRESS

TEL: 801-364-1661

KEITH-BROWN MANSION
SALT LAKE CITY, UTAH



CM2020 00106

144

020

NPS Number 71.5.49.0019

Title: Keith Brown mansion
& Carriage House

Loc. Salt Lake Co., Utah

Southeast corner

NO. C-701 (COLOR NEG.)

GORDON FEERY, PHOTOGRAPHER

POST OFFICE BOX 8242 • SALT LAKE CITY, UTAH 84108

ARCHITECTURAL
• INTERIORS
• PRODUCTS
• PROGRESS

TEL 801-364-1661

DN 2020 00106
PROPERTY OF THE NATIONAL REGISTER

020



CM2020 00106

146

020



CM2020 00106

147

020

PROPERTY OF THE NATIONAL REGISTER

NPS Number 71.5.49.0019

Title: Keith-Brown Mansion &

Carriage House

Loc. Salt Lake Co., Utah

Looking N.W.

NO. 70124

GORDON PEERY, PHOTOGRAPHER

POST OFFICE BOX 8242 • SALT LAKE CITY, UTAH 84108

ARCHITECTURAL
• INTERIORS
• PRODUCTS
• PROGRESS

TEL: 801-364-1661

KEITH-BROWN MANSION
& CARRIAGE HOUSE
SALT LAKE CITY, UTAH



CM2020 00106

149

020

NPS Number 71.5.49.0019

Title: Keith-Brown Mansion
& Carriage House

Loc. Salt Lake Co, Utah

Looking west

NO. 691029

GORDON PEERY, PHOTOGRAPHER

POST OFFICE BOX 8242 • SALT LAKE CITY, UTAH 84108

ARCHITECTURAL

- INTERIORS
- PRODUCTS
- PROGRESS

TEL: 801 • 384-1661


KEITH-BROWN MANSION
CARRIAGE HOUSE
SALT LAKE CITY, UTAH

CM2021001105

PROPERTY OF THE NATIONAL REGISTER

150

020



CM2020 00106

151

ly 9,

NPS Number 71.549.0019

Title: Keith - Brown mansion
and Carriage House

Loc. Salt Lake Co, Utah

Looking north

PROPERTY OF THE NATIONAL REGISTER
NO. C-⁵⁹ 1037 (GORDON PEERY)

GORDON PEERY, PHOTOGRAPHER

- ARCHITECTURAL
- INTERIORS
- PRODUCTS
- PROGRESS

POST OFFICE BOX 8242 • SALT LAKE CITY, UTAH 84108

TEL: 801-364-1661

NPCM2020-00106

KEITH-BROWN MANSION
CARRIAGE HOUSE ly 9,
SALT LAKE CITY, UTAH

PH0662721

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	FEB 10 1978
DATE ENTERED	JUL 17 1978

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

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

1 NAME

HISTORIC McINTYRE HOUSE

**X*

AND/OR COMMON

2 LOCATION

STREET & NUMBER 259 Seventh Avenue ___NOT FOR PUBLICATION

CITY, TOWN Salt Lake City CONGRESSIONAL DISTRICT
02

STATE Utah VICINITY OF
02

CODE 049 COUNTY
Salt Lake CODE
035 ✓

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME Church of Jesus Christ of Latter-day Saints

STREET & NUMBER 50 East North Temple

CITY, TOWN Salt Lake City STATE
Utah

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Salt Lake County recorder's Office

STREET & NUMBER Salt Lake City and County Building

CITY, TOWN Salt Lake City STATE
Utah

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Utah Historic Sites Survey

DATE April 7, 1971 ___FEDERAL STATE ___COUNTY ___LOCAL

DEPOSITORY FOR SURVEY RECORDS

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The present physical appearance of the McIntyre House differs little externally from the original building. A small service porch to the rear of the building has been added, and the apse porches have all been enclosed. We are not aware of further external changes. The interior has been modified primarily in its furnishings with only the dining room retaining the original furnishings; the kitchen is now located where the old pantry used to be, and a small elevator was added when the McIntyres resided there.

The building now serves as residential institutional housing for LDS Hospital. The house is approximately fifty feet square and sits on an elevated stone platform covered with 1-1/2 inch diameter hexagonal tile, overall porch dimensions sixty by seventy feet. The porch on the east side terminates fifteen feet short of the rear plane of the building. The house is set to the rear of the podium in such a way as to create a ten-foot deep front porch and two ten foot wide side aisles interrupted by the protrusion of the seven foot in radius semi-circular east and west side apses.

The house would be best described as a 1-1/2 story structure with living quarters in the attic (originally for servants) and a full utility basement originally containing a coal furnace and laundry facilities. In existence now is an oil heat installation, the freed area converted into a laundry and recreation facilities.

The south facing entrance is approached from Seventh Avenue by two flights of stairs. A 20-foot wide by 10-foot deep portico with a monumental pediment covers the entranceway. The portico is supported by four striated columns topped with combination capitols and by two attenuated pilasters. The pilasters and columns extend to the frieze of the building. The double five-panel door is shielded by a slightly projecting portico with a plain pediment. This structure is supported by two smaller columns and two attenuated pilasters similar in proportion to the ones supporting the main portico. The doorway is flanked by two double hung sash windows, the upper pane in each is of leaded, bevelled glass. A cut, semi-elliptical porch graces the area between the two porticos, theoretically accessible through the center second floor window. The upper and lower double hung window on each side of the central porched area completes the symmetry of the facade.

The primary materials on the exterior are rough brick and stone, with wood being utilized for columns, pediments, roofing, apses and fenestration framing. The foundation is of squared rubble and the brick structure of the house is of common stretcher bond. The window lugsills are brick and brick is used in the form of radiating voussoirs over the semi-circular windows on the main body of the house as well as over the rectangular double hung sash windows on the rear. The stepped radiating voussoirs over the first story front and side windows are of cut stone. This is the extent to which stone is used in a decorative sense on the exterior.

The main window type used throughout is the rectangular double hung sash with one pane on the lower and nine panes on the upper section. The upper panes of the first floor windows on the south and west sides are of leaded, bevelled glass. Leaded, bevelled galss is also used on the dining room ribbon window to the north and on the semi-elliptical window over the doorway leading from the dining room to the west porch. The overall most important window of the house is located on the north side at the top of the double stair landing up from the central hallway. The window is of much greater importance internally than externally bringing light to the first floor central hallway and the second floor peripheral hallway. The window is rectangular capped by a semi-circle with glass divisions along the periphery and the overall shape emphasized by the unbroken center pane. The window is of leaded, bevelled glass and provides a remarkable

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

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RECEIVED	FEB 10 1978
DATE ENTERED	JUL 17 1978

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

play of light in the evening. Windows extending above and below ground level provide light for the basement.

The hipped roof covering the building is pierced on the east, west, and north sides by dormer windows. Three chimneys pierce the roof: 1) west side offset to front and near exterior wall; 2) east side offset to south and located toward the interior; 3) north chimney on the exterior and offset east. The roof trim eaves are of the cornice box type and are constructed of wood.

The front doorway leading to the interior is of five-foot wide double doors, with a three-foot deep foyer completing the entrance. Recessed windows of the same depth flank the foyer, the eastern box now occupied by the added elevator. The central hallway is sixteen feet wide and thirty feet long from the end of the foyer to the first step of the central axially located staircase. The ceiling covering the first floor hallway and the second floor peripheral hallway is of the coffered type with natural wood beams and white panels. Three types of wood are used in the rooms, although type was undetermined. The staircase and moldings are all finely hand carved.

The house is divided axially into three sixteen-foot wide bays. The west (progressing south to north) is a small library, a sitting room, and a dining room--the dining room the only one with the original furniture remaining. The dining room is also the only room with a coffered ceiling as in the hallway. The hand-carved, wood silverware chest on the north wall was imported from England by the McIntyres. The crystal chandelier is also the original, as are all others in the house save the sitting room fixture. Diagonal fireplaces are located in the northwest corner and southwest corner respectively of the first two rooms. To the east (progressing south to north) is the parlor, game room, and kitchen. A fireplace is located on the east wall of the central hallway and on the west wall of the game room. Double thickness sliding doors with different types of wood on either side separate the central hallway from the first two rooms as well as separating the rooms themselves, except the kitchen. Chandeliers line the central hallway. A small staircase located in the hallway next to the kitchen provided servant access to the second and third floors. An adjacent stairway leads to the basement. The apses on either side of the house extend to the roofline of the second floor and were originally open, though now glassed in.

A separate unaltered carriage house is located in the northeast corner of the property. The structure is of wood with a gambrel roof and southern gable. An iron railing set on a cut stone wall encloses the property on the south and west sides. Iron grillwork railing surrounds the podium on which the house rests. Trees and bushes on the west side and extending around the southwest corner slightly hide the house and serve to protect it from the strong western sun. The house and property are in excellent condition and have already received recognition as a historic building.

8 SIGNIFICANCE

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

SPECIFIC DATES 1898

BUILDER/ARCHITECT Fredrich Hale

STATEMENT OF SIGNIFICANCE

The property on which the McIntyre House sits was registered to C. J. Sandbech on June 27, 1874, as Lot 2, Block 101, Plat D. The lot was purchased by Gill S. Peyton on January 26, 1894, for a price of \$2,500.00.

The structure was designed by architect Fredrich Hale and was first inhabited in 1898 and was called Payton Hall. The property, house, and carriage house was sold to Henry w. Brown on July 18, 1900, for a price of \$15,000.00.

William H. McIntyre acquired the house on December 5, 1901 for a price of \$19,000.00 and the adjacent lot (Lot #2) for a price of \$2,000.00. From this date on the structure has been known as the McIntyre House.

Service connections are recorded as being made on April 17, 1906 and additional services and repairs were made August 8, 1910.

William H. McIntyre died on August 20, 1926. Mrs. Phoebe McIntyre resided in the house until her death in 1945. William H. McIntyre came to Utah as a boy from Texas and his adventurous life was bound up with the development of the Utah cattle business. In later life Mr. McIntyre developed large holdings in Alberta, Canada, where he established the McIntyre Ranch but he retained many interests in Utah and spent his last years there, dying in Salt Lake City in 1926 at the age of seventy-eight.

He was born in Grimes County, Texas about forty miles north of what is now the city of Houston, in the year 1848, the son of William McIntyre who was of Scotch-Irish descent.

William's brother, Samuel, along with William traveled to Texas about 1870 to sell some property owned by their father. After the sell was completed they bought cattle and made the long trek back to Utah. In the spring of the next year, they sold the cattle for more than five times what they had paid. This gave them enough money to buy more cattle in Omaha and drive them to Utah. This partnership continued until sometime in the 1880s and gave the two brothers enough money to enter into several ventures, including the Mammoth Mine at Mammoth, Utah which then developed into a successful operation.

During the 1880s, William had hard times in the cattle business losing almost an entire herd in the winter of 1886-87. In 1891 to 1894 William began investigating the possibility of purchasing land and in 1894 he purchased a full section of land near Cardston in Alberta, Canada. Ranching began shortly after the purchase.

William H. McIntyre was married to Phoebe Ogden Chase. She was the granddaughter of Isaac Chase, the first flour miller in Utah. Liberty Park was once the Isaac Chase farm, later passing to Brigham Young. Phoebe Chase was born at the caretaker's house which still stands on Liberty Park.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Paper by Yvonne G. Dehm, May 19, 1969.

Utah, A Centennial History, Vol. III, Personal and Family Records.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than one acre

UTM REFERENCES

A	12	425730	4514220
ZONE	EASTING	NORTHING	

B			
ZONE	EASTING	NORTHING	

VERBAL BOUNDARY DESCRIPTION

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Wilson G. Martin, Preservation Planner

DATE

Utah State Historical Society

August, 1977

STREET & NUMBER

TELEPHONE

603 East South Temple

(801) 533-5755 533-601740

CITY OR TOWN

STATE

Salt Lake City

Utah 84102

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Michael D. Gallivan, State Historic Preservation Officer

DATE

December 12, 1977

FOR NPS USE ONLY

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

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST

DATE

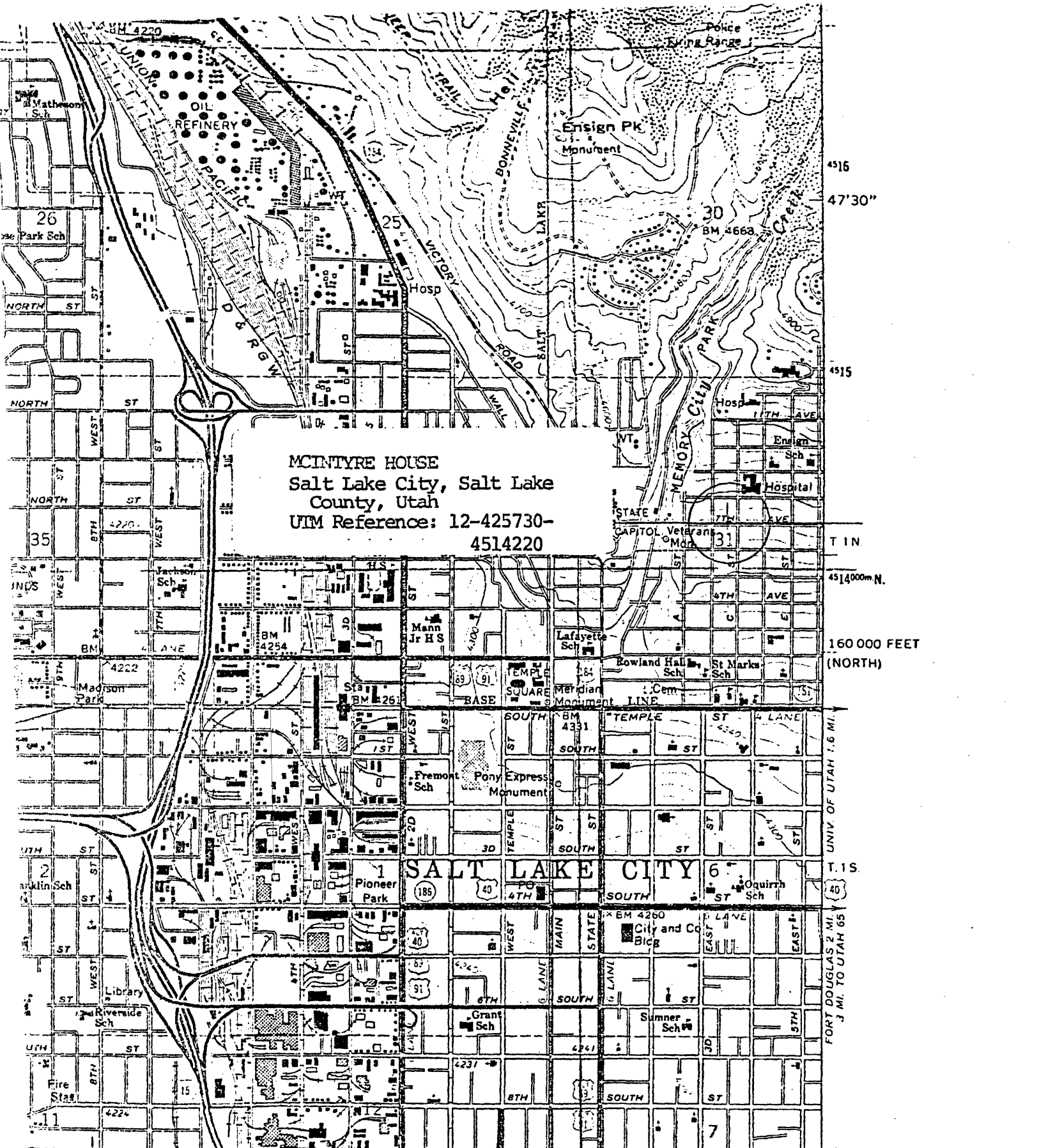
7-2-78

KEEPER OF THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE

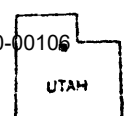
6-29-78



ROAD CLASSIFICATION

- Heavy-duty Light-duty
- Medium-duty Unimproved dirt
- Interstate Route
- U. S. Route
- State Route

NPCM2020-00106



(SUGAR HOUSE)
3665 MI NE



JUL 17 1978

MCINTYRE HOUSE - CARRIAGE HOUSE
Salt Lake City, UT

FEB 10 1978

Photo by W. Martin 12-77
Neg. at Ut. St. Hist. Society

Looking at South Face

NPCM 2029-00106

Salt Lake County

103



JUL 17 1978

MCINTYRE HOUSE

Salt Lake City, UT FEB 10 1978

Photo by W. Martin 12-77

Neg. at Ut. State Hist. Society

Looking at South and East Face

NPCM2026200106

SALT LAKE COUNTY

293



JUL 17 1978

MCINTYRE HOUSE FEB 10 1978

Salt Lake City, UT

Photo by W. Martin 12-77

Neg. at Ut. St. Hist. Society

Looking at West and South Face

Salt Lake City 3 of 3

NPCM205200910620

ATTACHMENT E: CITY PLAN CONSIDERATIONS

Adopted City Plan Policies and Guidance

Zoning text amendments are reviewed for compliance with Salt Lake City master plans and adopted policies. There are several documents that provide guidance for historic preservation and housing. The master plans that address historic preservation goals and policies include the following:

- **Community Preservation Plan**
 - The comprehensive plan for Historic Preservation, includes many related policies for incentivizing preservation.
- **Plan Salt Lake**
 - Plan Salt Lake includes guiding policies that address sustainable growth and development. Utilizing the embodied energy of an existing carriage to create an additional housing unit would be in line with the policies outline in this master plan.
 - Includes guiding policies that preserve and enhance neighborhood and district character.
 - Encourages the retention of areas and structures of historic and architectural value.
 - Promotes a balance of preservation with flexibility for change and growth.
- **Avenues Master Plan**
 - The comprehensive plan for the Avenues encourages historic preservation of historically and architecturally significant sites.

The master plans that address housing goals and policies include the following:

- **Growing Salt Lake Housing Plan**
 - The housing plan encourages the creation of the flexible zoning tools and regulations to create additional housing stock.
- **Plan Salt Lake**
 - Includes guiding policies that encourage housing options that accommodate gaining in place, as well as the promotion of rehabilitation of existing housing stock.
 - Also includes guiding policies that address sustainable growth and development. Utilizing the embodied energy of an existing carriage to create an additional housing unit would be in line with the policies outline in this master plan.

Community Preservation Plan

The Community Preservation Plan, adopted in 2012, indicates that the City needs to adopt a “wider ranger of preservation tools.” Historic preservation tools are generally identified as incentives, which can include an array of policies that encourage the preservation, restoration or reconstruction of important historic features on historic properties.

Policy 2.1a: *Ensure the long-term viability of existing local historic districts.*

Policy 2.1b: *Ensure consistency between the Community Preservation Plan and all other adopted City plans.*

Policy 2.3a: *Identify historic preservation as an important component of the City’s sustainability efforts based on its important economic, environmental and cultural benefits to the City.*

Policy 3.20: *Explore a variety of tools to determine the appropriate method for implementing historic preservation policies of a specific historic resource.*

Policy 3.3a: *Align preservation-related City regulations with the goals and policies of this plan.*

Policy 3.3b: *The Historic Preservation Overlay District standards are to be used as the basis for decision making when considering applications and the standards should be applied in a reasonable manner, taking into consideration economic and technical feasibility.*

Policy 3.3g: *Ensure that underlying zoning is supportive of preservation policies for the area in which historic or character preservation is proposed.*

Policy 3.3i: *Encourage amendment of the building development code to clearly enable appropriate historic renovation and remodels as well as adaptive reuse of historic structures.*

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 3.4a: *Continue to broaden the range of regulatory tools available to encourage the preservation of historic properties.*

Policy 3.4b: *Develop a wide range of incentives to encourage the protection of historic properties.*

Policy 3.4d: *Adaptive Reuse of Historic Structures should be allowed for a variety of uses in appropriate locations where it is found that the negative impacts can be mitigated and where the uses do not require significant alterations to the historic integrity of the interior of the structure.*

Policy 6.1a: *Historic Preservation is a primary tool to implement the sustainable goals of Salt Lake City.*

Policy 6.1b: *The energy benefits, including life-cycle costs of preserving older buildings, should be understood by property owners, development professionals, decision makers, City Staff and the general public.*

Policy 6.5b: *Support the renovation and use of historic apartment buildings and the adaptive reuse of historic non-residential buildings for residential units.*

Policy 6.5e: *Allow the development of additional dwelling units as an incentive for preservation of historic structures.*

Plan Salt Lake

Guiding Principle: *Maintaining places that provide a foundation for the City to affirm our past.*
Initiatives:

1. *Preserve and enhance neighborhood and district character.*
2. *Encourage the incorporation of historic elements into buildings, landscapes, public spaces, streetscapes, neighborhoods, and districts where appropriate.*
3. *Retain areas and structures of historic and architectural value.*
4. *Integrate preservation into City regulation, policy, and decision making.*
5. *Balance preservation with flexibility for change and growth.*
6. *Improve education and outreach about the value of historic preservation.*

Plan Salt Lake Housing Goals and Policies

Guiding Principal/ *Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.*

1. *Ensure access to affordable housing citywide (including rental and very low income).*
2. *Increase the number of medium density housing types and options.*
3. *Encourage housing options that accommodate aging in place.*
4. *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*

5. Enable moderate density increases within existing neighborhoods where appropriate.
6. Promote energy efficient housing and rehabilitation of existing housing stock.
7. Promote high density residential in areas served by transit.
8. Support homeless services.

Avenues Master Plan

Planning Goal: Encourage preservation of historically and architecturally significant sites and the established character of the Avenues and South Temple Historic District.

Growing Salt Lake Housing Plan

Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.

1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.

Staff Discussion:

The above stated policies and guidelines relate to the proposed language for the historic carriage house reconstruction or restoration for the purposes of creating a dwelling unit. The policies and guidelines encourage the creation of additional housing through flexibility and incentives within the Salt Lake City Zoning Ordinance. The proposed language also promotes the sustainability through the restoration or recreation of a historic carriage house.

ATTACHMENT F: ANALYSIS OF ZONING AMENDMENT STANDARDS

ZONING TEXT AMENDMENTS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision concerning a proposed text amendment, the City Council considers the following factors. Although the proposed ordinance is not complete, Staff drafted responses to the factors based on the concepts of the proposed ordinance.

FACTOR	FINDING	RATIONALE
<p>1. Whether a proposed text amendment is consistent with the purposes, goals, objectives and policies of the city as stated through its various adopted planning documents;</p>	<p>The proposal is generally consistent with the policies of the applicable adopted planning documents for the city related to historic preservation, housing and growth.</p>	<p>The proposed text amendment is in-line with the policies and guidelines found in the applicable master plans, expressed through <i>Plan Salt Lake</i>, <i>The Community Master Plan</i>, <i>The Five Year Housing Plan</i> and <i>The Avenues Master Plan</i>. See the discussion of related policies in Attachment E.</p>
<p>2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;</p>	<p>The proposal generally furthers the purpose statement of the zoning ordinance.</p>	<p>The purpose of the zoning ordinance is the following:</p> <p><i>The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake city, to implement the adopted plans of the City, and to carry out the purposes of the Municipal Land Use Development and management Act, title 10, chapter 9 of the Utah Code Annotated or its successor, and other relevant statutes. This title is, in addition, intended to:</i></p> <ul style="list-style-type: none"> A. <i>Lessen congestion in the streets or roads;</i> B. <i>Secure safety from fire and other dangers;</i>

		<p><i>C. Provide adequate light and air;</i></p> <p><i>D. Classify land uses and distribute land development and utilization;</i></p> <p><i>E. Protect the tax base;</i></p> <p><i>F. Secure economy in governmental expenditures;</i></p> <p><i>G. Foster the City's industrial, business and residential development; and</i></p> <p><i>H. Protect the environment.</i></p> <p>The proposal complies with the purposes of the zoning ordinance in a number of ways. The proposal provides additional protection for the environment through promoting sustainable development. Through adaptive reuse, restoration or reconstruction of a historic carriage house fosters the City's residential development. Additionally, the adaptive reuse or restoration of existing carriage houses preserves the embodied energy of the structure, thus reducing additional impact to landfills and air quality.</p>
<p>3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning district which may imposed additional standards;</p>	<p>Staff finds that the proposal is generally consistent with the purposes and provisions of the H Historic Preservation Overlay District.</p>	<p>The proposed text amendment is applicable to approximately 5 properties located within the H Historic Overlay, 21A.34.020. The proposed language would likely be located in 21A.34.020. The standards for alterations to contributing buildings and landmark sites would be applicable to the restoration or</p>

		reconstruction of a historic carriage house.
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	The proposal provides an incentive to preserve, restore or reconstruct a historic feature associated with landmark sites. This implements the intent of the regulations found in 21A.34.020. The proposal also implements best current, professional practices of urban planning and design.	The proposed text amendment promotes the creation of additional dwelling units through the restoration or reconstruction of historic features on historic properties. The proposed language implements not only the best historic preservation practices, but also the best planning practices.

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

The zoning text amendment was posted on Salt Lake City Planning Division's website on April 6, 2020, for public engagement and comment purposes. Notice of the post was provided via Listserve. All of the public comments that have been submitted are attached.

May 8, 2020

Kelsey Lindquist
Senior Planner
Salt Lake City Planning Division

Dear Mr. Lindquist,

I am writing to you regarding the petition to amend Title 21A-Zoning of the city code to allow for the reconstruction of a documented historic carriage house at 222 4th Avenue. My wife and I reside in our home in the upper avenues and we own three units in the Carlton Towers at 266 East 4th Avenue; which is less than a quarter of a block from the subject property.

The proposed amendments seem quite reasonable if a process for approval includes safeguards that assures conformity to historic values. With appropriate reviews, the preservation and/or reconstruction of historic landmark sites acknowledged by the National Register of Historic Places would be possible and would serve to enhance the aesthetic of the Avenues Historic District as well as several other unique sites and neighborhoods in our city.

I believe that the request to obtain approval for an application under the proposed amendment utilizing the Historic Landmarks Commission's review and public scrutiny process provides the safeguards necessary to maintain historic integrity.

I would encourage the City to approve the Zoning Amendment request.

Respectfully,

Jim Bradley



Salt Lake City, Utah 84103

From: [Barbara Hounsell](#)
To: [Stephen C Pace](#)
Cc: [Lindquist, Kelsey](#); [Scott S. Cruze](#)
Subject: (EXTERNAL) Stephen C. Pace Carriage House Project
Date: Wednesday, May 13, 2020 11:44:04 AM

Hello Stephen,

Barbara and I enjoyed talking with you on Sunday about your Carriage House reconstruction project.

Assuming proper engineering and construction practices are followed, we are in full support of this historically important project as described as the Stephen C. Pace Historic Carriage House proposed zoning text amendment, 222 4th Avenue, Salt Lake City, Utah.

The proper engineering and construction to which we refer must protect the integrity of the existing retaining wall on the north side of our Peery Apartment property. The project must not compromise our retaining wall with additional loads, including loads that come from structures, dirt or fill, landscape materials, vegetation, or water and water retention.

Sincerely,

Barbara Hounsell
Alex Cross
Owners of the Peery Apartments, LLC

Cc:
Scott Cruze
Kelsey Lindquist

From: [Carol Foster](#)
To: [Lindquist, Kelsey](#)
Cc: [Paul Foster](#)
Subject: (EXTERNAL) PLNPCM2020-00106, 222 4th Ave
Date: Friday, May 15, 2020 10:12:32 AM

To whom it may concern:

We are writing in support of Stephen Pace's renovation of 222 4th Ave. We are neighbors at 163 B St.

We have spoken with Stephen and support his renovation plan.

Our primary concerns were regarding keeping the community feeling of our neighborhood, promoting house ownership over renting, against Airbnbs / apartments and for more long-term housing for families or individuals.

Stephen explained that his rentals have very little turnover of renters and we have witnessed that, living here since 2002.

Another concern was windows overlooking our property (backyard of 163 B Street) and Stephen explained there weren't any.

Feel free to reach out to us if you have any questions.

Many thanks,
Carol and Paul Foster

**Historic Carriage House Zoning Text Amendment
Open House Comments Received by the Applicant**

Submitted May 18, 2020

From: [REDACTED]
To: [REDACTED]
Sent: 5/11/2020 12:34:30 PM Mountain Standard Time
Subject: Re: 222 4th Ave

The cover letter looks good and I like the idea of including the buildings that will be affected by the new regulations. It's odd to have to create new regulations for so few buildings but if that is what the city planners say you must do I guess you must. Will they actually list the buildings that they new tens will apply to? The only other person that I know with a carriage house is Larry? Have you run the actual regulations by him? I doubt he will ever wasn't to do anything with them but he would have a good idea how they would apply to his structure.

Good luck
Sydney [Fonnesbeck]
[215 A St]

From: [REDACTED]
To: [REDACTED]
[REDACTED] Mountain Standard Time
Subject: Re: E-mail

We are in agreement with the proposed project this amendment would allow. It would be a great addition to our neighborhood. We have been waiting for years for the city to approve the improvement of the property. As it stands now, it is not only an eyesore, but it is dangerously close to falling down and so a safety issue as well.

Don & Laurie Kocherhans
Property owners
216-218 4th Avenue

From: [REDACTED]

Sent: 5/13/2020 4:59:40 PM Mountain Standard Time
Subject: Re: Proposed Historic Carriage zoning text amendment Public
Comments/Questions are encouraged

Hello, again. Both Ted and I have read your proposal with interest. You have found wonderful old photos and drawings. Your plan sounds good. I am pasting below what I have added as a note to accompany your proposal.

Best wishes,
Tucker Gurney

My husband and I have lived at the corner of 4th Avenue and A Street since 1974 and have admired Stephen Pace's loving restoration work on the William F. Beer Estate. We hope he will be able to rebuild the fourth and final structure of the estate as a single family private residence in the style of the original carriage house designed by Richard Kletting.

Elizabeth Gurney

[REDACTED]
Sent: 5/13/2020 5:56:55 PM Mountain Standard Time
Subject: Fwd: Fwd: Proposed Historic Carriage zoning text amendment Public Comm
ents/Questions are encouraged

Stephen,

As you know I have a property on the same block as you. Yes it would be very good if you could get approval to clean up and construct a carriage house on your 4th Ave. property.

Best wishes in that regard,

Alan Y[orgason]
[174 A St]

From: Barbara Hounsell [mailto:barbara.hounsell@slcgov.com]
Sent: Wednesday, May 13, 2020 11:44 AM
To: Stephen C Pace <stephen.c.pace@slcgov.com>
Cc: Lindquist, Kelsey <Kelsey.Lindquist@slcgov.com>; Scott S. Cruze <scott.s.cruze@slcgov.com>
Subject: Stephen C. Pace Carriage House Project

Hello Stephen,

Barbara and I enjoyed talking with you on Sunday about your Carriage House reconstruction project.

Assuming proper engineering and construction practices are followed, we are in full support of this historically important project as described as the Stephen C. Pace Historic Carriage House proposed zoning text amendment, 222 4th Avenue, Salt Lake City, Utah.

The proper engineering and construction to which we refer must protect the integrity of the existing retaining wall on the north side of our Peery Apartment property. The project must not compromise our retaining wall with additional loads, including loads that come from structures, dirt or fill, landscape materials, vegetation, or water and water retention.

Sincerely,

Barbara Hounsell
Alex Cross
Owners of the Peery Apartments, LLC

cc: Scott Cruze, Kelsey Lindquist

From: [REDACTED]
To: [REDACTED]
Sent: 5/9/2020 6:39:17 PM Mountain Standard Time
Subject: Re: 222 4th Ave

Hi Stephen,
Sorry for the delayed response on this. My wife and I took a look at your proposal and it looks great. We are in full support of the 222 4th Ave Carriage House restoration project that you have proposed. Just a few weeks before you stopped by the house, we were commenting how that current structure looks like it's about to fall over and is kind of an

eye sore. We were excited to hear that you are planning on rehabbing it. Thanks for sharing the details with us.

Best,
-Adam

Adam & Juliette Stewart
225 3rd Ave

From: [REDACTED]
To: [REDACTED]
Sent: 5/7/2020 8:30:16 PM Mountain Standard Time
Subject: Re: Proposed Historic Carriage zoning text amendment Public
Comments/Questions are encouraged

We are in full support. We'd even support making it a 2 story taller house as well. Making it bigger in sq ft might make it more desirable over time. Of course as long as it looks similar to the original we'd love it.
I'll try and get on the website tonight or tomorrow and post our comments.

Jenni Thompson
The Group Realestate LLC.
[REDACTED]
[157 B St]

Mr. Wade owns two four-plexes on the corner of 4th Ave and B Street at 228 and 236 4th Ave. He does not live on site. He told me on 4/17/20 that he was in full support of my proposal but indicated that "he doesn't do email." I asked if I could provide his phone number to the city and he said that would be fine. Lloyd Wade (801) 694-4337

I have not been able to reach by phone the heirs/conservators of the estate of Robert Pearson, owners of the duplex at 173 and 175 B Street. Their tenants told me that they pay rents to an entity called B Street LLC via an entity called Black Aspen Management. I tried many times to reach Black Aspen but they do not answer and their voicemail is apparently malfunctioning. I am positive of the Pearson support of the project because in 2017 Mr. Pearson personally, verbally agreed to let me purchase for an unstated nominal amount a 5 foot strip of his back yard to allow me to have full control of the Historic Carriage House building footprint prior to rebuilding and then later in 2017, when his

children had taken over his property, they executed a sale of the strip to me in exchange for \$10. I began paying property taxes on the strip in 2018.

A third person, Mr. Thomas Mulcock, 212 4th Ave, (801) 864-3881 owns a four-plex and garages on the southwest corner of the 222 lot. I provided him with the zoning change package in April but did not reach him by phone until May 11. He indicated that he did not carefully read my proposal, that he had no necessary objection to it, but that due to his wife's critical illness he doubted he would get to it in the near future. I told him that under the circumstances I would not bother him again.