



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Nelson Knight, Senior Planner
801-535-7758, 385-226-4493, or nelson.knight@slcgov.com

Date: November 5, 2020

Re: **Petition PLNHLC2020-00692 – Minor Alteration**

MINOR ALTERATION

PROPERTY ADDRESS: 1362 E. Harvard Avenue

PARCEL ID: 16-09-351-006-0000

HISTORIC DISTRICT: Harvard Heights

MASTER PLAN: East Bench Master Plan

ZONING DISTRICT: R-1-7,000 Single-Family Residential District, YCI Yalecrest Compatible
Infill Overlay District & H Historic Preservation Overlay District

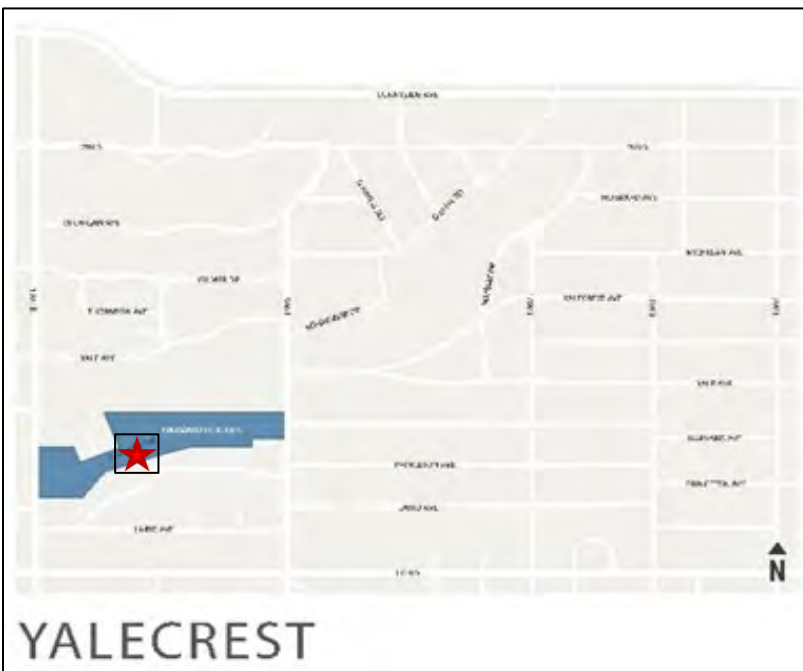
DESIGN GUIDELINES: Residential Handbook and Design Guidelines

REQUEST: Dean Anesi, Landscape Designer, on behalf of the property owners, Joan Hammond and Joe Dick, is requesting approval from the City for site grading, landscaping, and a 20" high, stone veneer wall installed in the front yard of this house without a Certificate of Appropriateness. The house is a contributing building within the SLC Harvard Heights Historic District and is zoned R-1-7,000 Single-Family Residential District.

RECOMMENDATION: Based on the analysis and findings listed in the Staff Report, it is Planning Staff's opinion that the proposals do not meet the objectives of the applicable standards, in particular Design Standards 2, 5, 8 and 9. Consequently Staff recommends that the Historic Landmark Commission deny this Certificate of Appropriateness for the current landscaping. Staff further recommends that the Commission direct Planning Staff to work with the petitioner to find a front yard landscape design that will meet the Standards, and delegate administrative approval to Staff for the final design.

ATTACHMENTS:

- A. [Site & Context Maps](#)
- B. [Current Site Photographs](#)
- C. [Application Materials and Drawings](#)
- D. [Analysis of Standards for Minor Alterations in a Historic District](#)
- E. [Applicable Design Guidelines](#)
- F. [Public Process and Comments](#)



PROPERTY LOCATION & CONTEXT:

The subject property consists of one lot located on the south side of Harvard Avenue amidst a streetscape of very similar homes. The Harvard Heights Local Historic District is a portion of the larger National Register Yalecrest Historic District. However, it is the local designation that makes this project subject to HLC review.

The Salt Lake City Council created this district on July 27, 2016.

At the time of designation, the district included 42 parcels,

with 39 principal buildings. 36 of the 39 (approx. 92%) are contributing buildings. Three are substantially altered from their historic appearance and are considered non-contributing to the district. There were no out-of-period buildings in the district.

Subject Property – 1362 Harvard Avenue:

The subject property consists of one parcel, with detached accessory buildings at the rear of the lot. Building permit records indicate that the home was constructed in 1928. It is a 1-1/2 story, English Tudor Revival style house, with asymmetrical massing, a steeply pitched roof and dormer windows. Primary materials are red brick and false half-timbering. Casement windows and a prominent central chimney are also consistent with the English Tudor Revival style.



Figure 3 2015 Photo



Figure 2 - September, 2020 Photo



1362 Harvard Avenue: c. 2017,

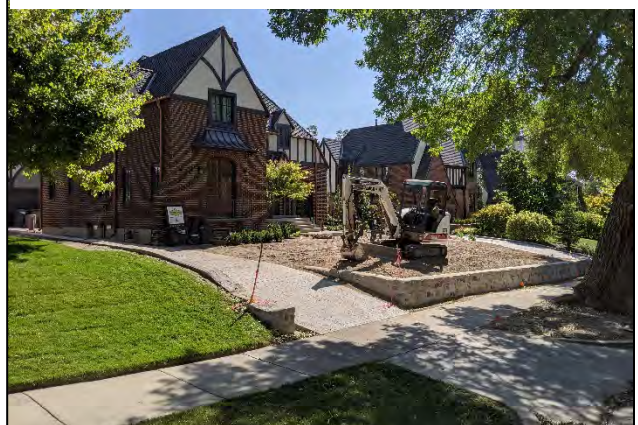


Figure 1 - September 2020 Photo

Harvard Avenue Streetscape

Front yards with a gradual, and usually grass covered, slope from the building to the edge of sidewalk are a defining feature of the historic character of the Harvard Heights district. Buildings on the street are similar in scale, materials and period-revival architectural styles. The houses also have a uniform front yard setback, helping to achieve a visual continuity and coherence in the landscaping along the majority of the street.



Figure 4 - Harvard Avenue looking west, May 1933

These features were intentionally established by the covenants, conditions and restrictions of the Normandie Heights subdivision, platted in 1926 by Bowers Investment Company, a prolific home developer in SLC from c.1920 to 1940. The Normandie Heights subdivision comprises the Harvard Heights district as well as lots on Princeton and Laird Avenues to the south (See Attachment A for the original subdivision map). The district exemplifies the shift in development pattern away from Salt Lake City's original

rectilinear grid and toward picturesque neighborhoods with curvilinear streets, cohesive architecture and unified landscaping integrated into the natural topography. This followed a national trend typical of 1920s-30s subdivisions seen in most major U.S. cities

With four exceptions, the 39 houses in the Harvard Heights district were all built between 1926 and 1937. The buildings and streetscape retain a high degree of their original integrity, with mostly minor modifications occurring over time.



Figure 5 - September, 2020

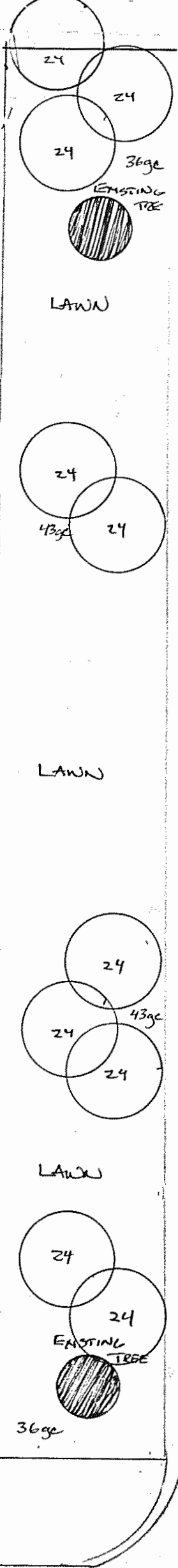
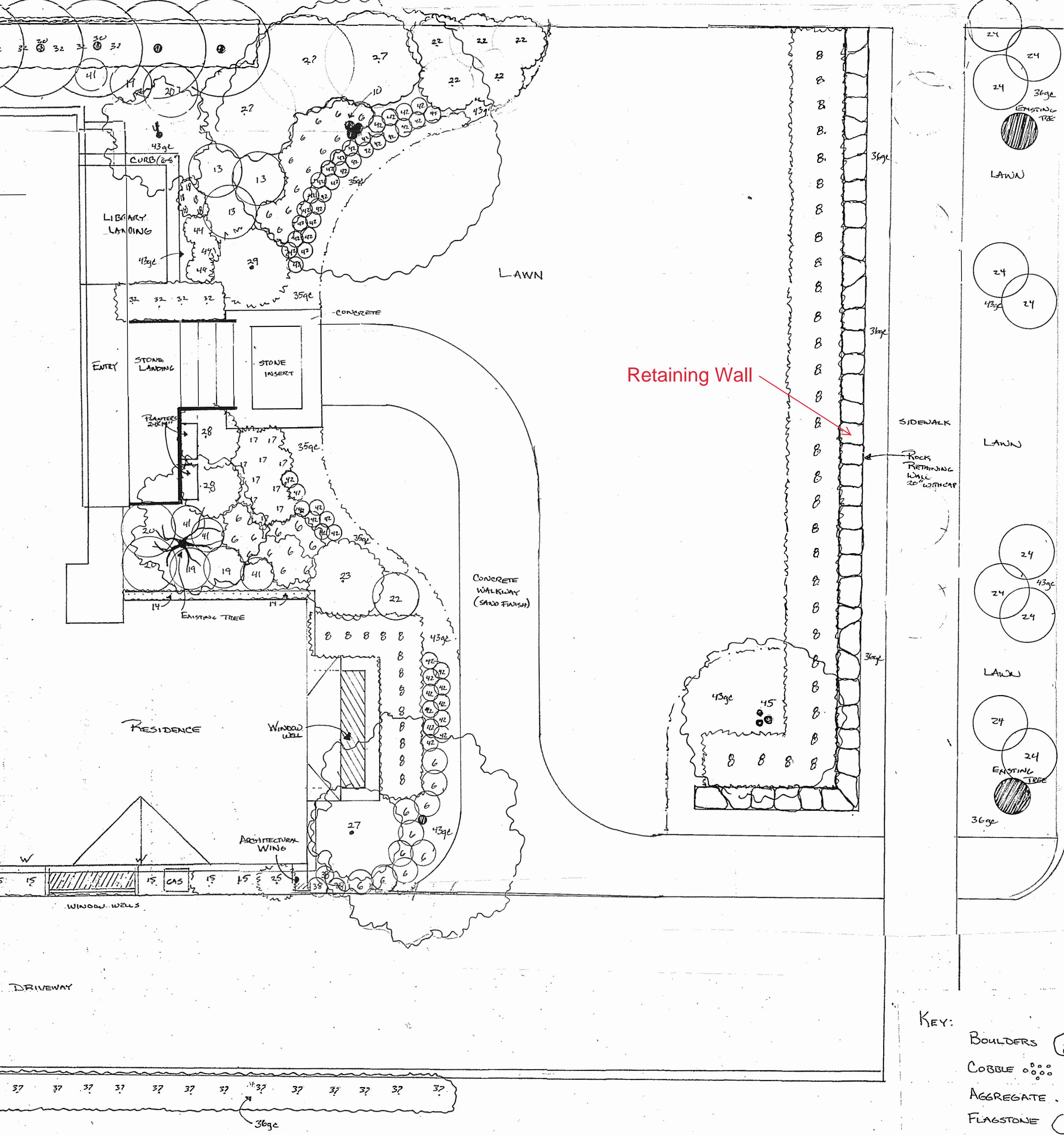


Figure 6- September, 2020

PROJECT DESCRIPTION

The applicant is requesting approval from the City for site grading, landscaping, and a 20" high, stone veneer wall installed in the front yard of this house without a Certificate of Appropriateness.

The applicant gave more details on the project in an August 27, 2020 email to Planning Staff:



- KEY:
- BOULDERS
 - COBBLE
 - AGGREGATE
 - FLAGSTONE
 - LAWN BORDERS
 - TREE TRUNKS
 - SHRUBS

The stones that are being used are a salt and pepper cobble from Montana that is more cream color to match the mortar on the brick home 50%, the second rock is one that is darker brown with black and brick tones to pay tribute to the home 30%, and the last is the native stone from Browns Canyon here in the Park City region 20%. We are not wanting to create something contemporary like dry stack stone wall. The wall has a 2-3" mortar showing with a mortar top, this is a similar style as the walls at the Lion House at temple square. We were after a look of antiquity style over fashion. We are wanting the look to blend in with the architectural intent of the home and surrounding neighborhood.

The small wall makes an erosion problem disappear, the previous existing steep lawn slope allowed water to form in a pool on the sidewalk. This created a slippery problem in the winter.

The wall is technically not a retaining wall under the standards of the building code because it is under 24 inches high. References to "retaining wall" in this document should not be considered as such under that technical definition. References are retained in quoted material such as the Design Guidelines text.

However, the list of reviews requiring a Certificate of Appropriateness in a local historic district includes the construction of any fence or wall (21A.34.020.E). In addition, the zoning ordinance requires a building permit for a fence or wall on any property in the city.

As completed, the project also includes flattening the grade between the back of the wall and the front wall of the house, construction of a new walkway and driveway, and landscaping. Work continued on the project after it was initially stopped, and all work in the front yard is now essentially complete.

Project Background and Current Status

This proposal is a portion of a substantial renovation of the house and property, including reconfiguring the interior of the house, a rear addition, renovation of the back yard including installation of a small pool, and garage renovation and an addition for a dressing room.

Planning Staff reviewed the overall project at the administrative level. Between January 23, 2019 and September 18, 2019, Planning Staff issued two Certificates of Appropriateness (COA) and processed a request for two special exceptions for certain aspects of the project.

A COA issued on January 23, 2019 covered "Construction of a rear addition, replacement of existing replacement windows/doors, chimney repair, rehabilitation of stucco and porch in the area of a former garage." (PLNHLC2018-00921)

As work on the project continued, the project architect worked with staff on changes to the original plan, and the initial COA was amended twice (on March 12, 2019 and August 14, 2019) with minor changes to the original approval. The project architect filed requests for additional work in August 2019. This proposal required two special exceptions. The first was to locate a dressing room under an existing roof in a renovated former garage area and the second was to locate two ground mounted air conditioning units in the required side yard. After sending notice to abutting property owners and receiving no objections, Planning Staff approved the special exceptions on September 4, 2019 and issued a final COA for "remodel of garage and backyard landscaping" on September 18, 2019 (PLNHLC2019-0707 and PLNHLC2019-0708).

It is important to note that none of these proposals included work in the front yard of the property. Drawings included with the applications excluded front yard work from the scope of

the projects. However, except for the front yard all work completed appears to meet the conditions of the approvals issued by Planning Staff.

Construction work proceeded, and landscapers moved to the front yard of the property in August, 2020. The applicant stated he did not realize that the previous COAs did not include the front yard. A site plan for the front yard included with this application is dated August 2, 2020.

The following is a timeline of events regarding this case once work on the front yard began:

- August 18, 2020: In response to an initial complaint, City Zoning Enforcement Inspectors observed the work and contacted Planning Staff. After review, Staff determined that the work in the front yard was not covered under any previous COAs.
- August 18, 2020: That afternoon, a building inspector visited the site and notified the landscaping contractor that “he was working at his own risk until permits have been issued and there is a COA on file.” (Case Notes, BCE2020-07860)
- August 21, 2020: Civil Enforcement sent a letter to the property owners with notice of the violation and directed them to obtain a Certificate of Appropriateness from Planning for the wall in the front yard. The applicant did not apply for a COA or contact city staff, and work continued.
- August 27, 2020: After additional complaints, a building inspector put a stop work order on the property on August 27, and filed a Certificate of Non-Compliance on September 9. After city inspectors stopped work, the applicant contacted Planning Staff on August 27 and filed an application for a COA. Photos filed with the application showed a partially completed wall.
- September 9, 2020: Building inspector files a Certificate of Non-Compliance flagging the property
- September 11, 2020: Staff visited the site and observed that work on the wall appeared complete. Planning Staff subsequently spoke with the applicant and informed him that the work did not appear to meet the standards required for a COA, and told him that the case would be referred to the Historic Landmark Commission with a negative recommendation.
- October 12, 2020: Work continued, and a building inspector visited the property again on October 12. At this time, all work was essentially complete.

KEY CONSIDERATIONS:

Alteration of the Site Grading and Construction of a New Wall:

The design guidelines for Site Features observe the following:

“A new retaining wall will affect the character of the streetscape. This should be considered in its immediate and then broader context. Where a new retaining wall interrupts an established pattern of gradual grading of front lawns it will be less visually and historically appropriate.”

Residential Design Guidelines Ch.1 Site Features p.1.6

In addition to the historic structures, the Harvard Heights Historic District is enhanced by visual components that are important in the cohesive streetscapes, including tree-lined sidewalks, uniform setbacks, and a substantial variation in topography. Yards incline uniformly from front porch to sidewalk along the south side of Harvard Avenue, reflecting the original design of the subdivision in which the Harvard Heights Historic District is contained. This historic grading provides a unifying visual cohesiveness to the streetscape and is character defining. This historic grading pattern is an important characteristic of the Harvard Heights Historic District that should be retained.

The introduction of the proposed wall and leveling of the front yard area would modify the historic grading, as it is seen from the street, and negatively affect the historic character of the individual site and also its context. The proposed alterations would disrupt the established streetscape pattern of the historic district and would adversely affect the historic spatial relationship and character. The proposal is inappropriate, and fails to meet standards 2, 5, 8 and 9 for alteration of a contributing structure contained in 21A.34.020.G of the zoning ordinance. **Attachment E** includes a full analysis of each standard for alteration of a contributing structure within a historic district and formal findings from Staff.

Issues Addressed by the Installed Wall and Mitigation of Completed Work

The applicant noted two problems with the historic landscaping as reasons for constructing the wall. The slope of the lot from east to west caused erosion along the north and west sides of the lot. Runoff also caused erosion of the soil under the sidewalk. Street tree growth has caused heaving of a portion of the sidewalk, further exacerbating the erosion and creating a low spot where water can pool and freeze. These are significant issues that are solved by the wall. However, it is Staff's opinion that these issues may be addressed in a new design by redirecting runoff away from the sidewalk but restores an appropriate grade. The low spot in the sidewalk could also be repaired.

NEXT STEPS:

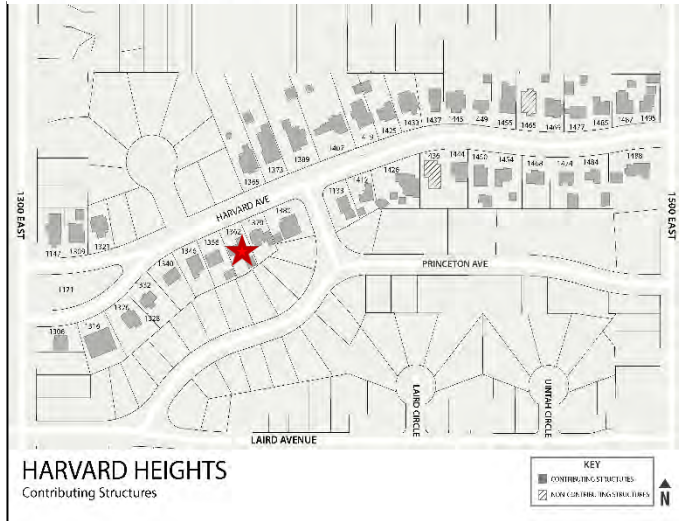
If the HLC agrees with Staff's recommendation to deny this request, then enforcement cases currently on hold would proceed. There is a Certificate of Non-Compliance on the property, as well as a Civil Enforcement case. Planning Staff would continue to work with the applicant and property owners on a solution that meets the standards of the ordinance and may be issued a Certificate of Appropriateness. They will be required to obtain all necessary approvals and permits for the final design. The commission may wish to delegate final approval to Planning Staff or request a review of any new proposal.

If the Commission disagrees with Staff's recommendation and the project is approved, the applicant would be issued a CoA for the completed work. They will be required to obtain a permit for the work already completed, and any new proposal would require a new review.

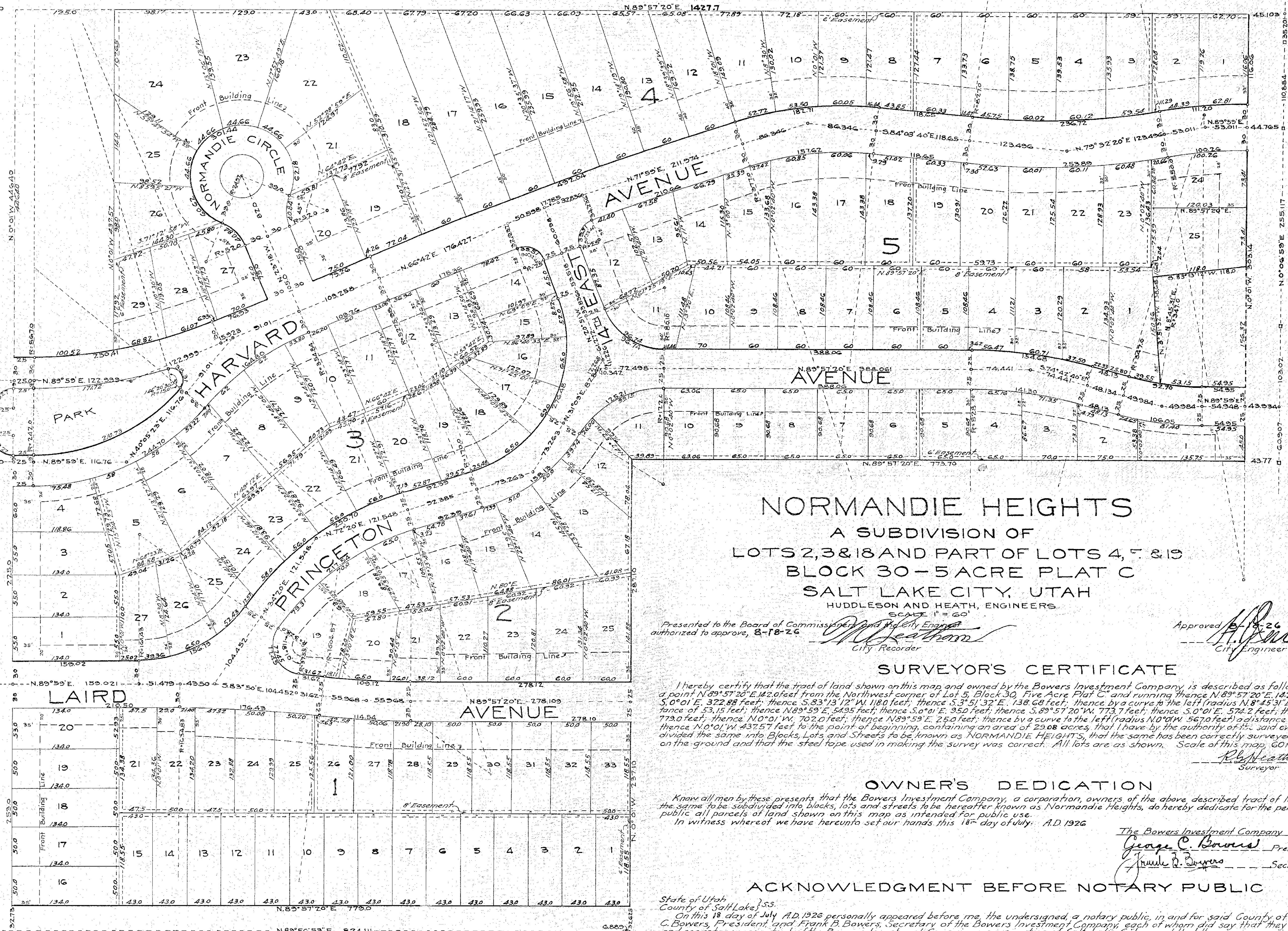
ATTACHMENT A: SITE & CONTEXT MAPS



YALECREST



Block Plan and Site Context



FIFTEENTH EAST STREET

NORMANDIE HEIGHTS
 A SUBDIVISION OF
 LOTS 2, 3 & 18 AND PART OF LOTS 4, 5 & 19
 BLOCK 30 - 5 ACRE PLAT C
 SALT LAKE CITY, UTAH

HUDDLESON AND HEATH, ENGINEERS.
 SCALE 1" = 60'

Presented to the Board of Commissioners and City Engineer
 authorized to approve, 8-18-26
[Signature]
 City Recorder

Approved *[Signature]*
 City Engineer

SURVEYOR'S CERTIFICATE

I hereby certify that the tract of land shown on this map and owned by the Bowers Investment Company is described as follows; Beginning at a point N 89° 57' 20" E. 1427.7 feet from the Northwest corner of Lot 5, Block 30, Five Acre Plat C and running thence N 89° 57' 20" E. 1427.7 feet; thence S 0° 01' E. 322.88 feet; thence S 83° 13' 12" W. 118.0 feet; thence S 3° 51' 32" E. 138.68 feet; thence by a curve to the left (radius N 89° 57' 20" E. 347.0 feet) a distance of 53.15 feet; thence N 89° 59' E. 54.95 feet; thence S 0° 01' E. 35.0 feet; thence S 89° 57' 20" W. 773.7 feet; thence S 89° 57' 20" W. 779.0 feet; thence N 0° 01' W. 702.0 feet; thence N 89° 59' E. 25.0 feet; thence by a curve to the left (radius N 0° 01' W. 567.0 feet) a distance of 100.52 feet; and thence N 0° 01' W. 437.57 feet to the point of beginning, containing an area of 29.08 acres, that I have by the authority of the said owners thereof, divided the same into Blocks, Lots, and Streets to be known as NORMANDIE HEIGHTS, that the same has been correctly surveyed and established on the ground and that the steel tape used in making the survey was correct. All lots are as shown. Scale of this map, 60 feet = 1 inch.

[Signature]
 Surveyor

OWNER'S DEDICATION

Know all men by these presents that the Bowers Investment Company, a corporation, owners of the above described tract of land, having caused the same to be subdivided into blocks, lots and streets to be hereafter known as Normandie Heights, do hereby dedicate for the perpetual use of the public all parcels of land shown on this map as intended for public use.
 In witness whereof we have hereunto set our hands this 18th day of July, A.D. 1926

The Bowers Investment Company
George C. Bowers President
Frank B. Bowers Secretary

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

State of Utah
 County of Salt Lake } ss.
 On this 18 day of July A.D. 1926 personally appeared before me, the undersigned, a notary public, in and for said County of Salt Lake, George C. Bowers, President and Frank B. Bowers, Secretary of the Bowers Investment Company, each of whom did say that they are the president and secretary respectively of the Bowers Investment Company, a corporation of Salt Lake City, and that the accompanying instrument was signed in behalf of the said corporation by authority of a resolution of its Board of Directors and said George C. Bowers and Frank B. Bowers acknowledged to me that said corporation executed the same.

Max D. Schick
 Notary Public
 Residing in Salt Lake City, Utah.

My commission expires
 April 27, 1928

566812

State of Utah
 County of Salt Lake
 Filed and recorded at request of Bowers Investment Co. Aug. 20, 1926
 at 12:02 O'Clock, P.M. in book H of Plats page 128.
Lillian Carter
 County Recorder

July 30, 1926
[Signature]
 Deputy Recorder

Abstracted B-14 page 91 lines 20-22
 S. 20 page 210, 212 - 214 - 216 - 218.

H-128

THIRTEENTH SOUTH STREET

ATTACHMENT B: CURRENT SITE PHOTOGRAPHS

“Before” Photographs from Application and File



May 1933





**Photographs from SLC Civil Enforcement
August 19, 2020**

















**Planning Staff Photographs
September 11, 2020**

























HARVARD AVE 1155 S

**Planning Staff Photographs
October 29, 2020**

ATTACHMENT C: APPLICATION MATERIALS



HP: Minor Alterations

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
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Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
Addition of 20" Decorative Wall in front yard

Address of Subject Property:
1362 E Harvard Ave, Salt Lake City, UT 84105

Name of Applicant: Dean Anesi	Phone: 801-815-3405
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Address of Applicant:
365 W 800 N, Salt Lak City, UT 84103

E-mail of Applicant: urbangarden@xmission.com	Cell/Fax: 801-815-3405
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other: LANDSCAPE DESIGNER

Name of Property Owner (if different from applicant):
Joe Dick and Joan Hammond

E-mail of Property Owner: Joan Hammond <joan.r.hammond@gmail.com>	Phone: 801-694-2432
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➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

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

WHERE TO FILE THE COMPLETE APPLICATION

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

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

Signature of Owner or Agent: 	Date: 09.01.2020
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Staff Review

- 1. Project Description** (please attach additional sheet)
Written description of your proposal
- 2. Drawings to Scale**
 - One paper copy (24" x 36")
 - A digital (PDF) copy
 - One 11 x 17 inch reduced copy of each of the following
 - a. Site Plan**
 - Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see *Site Plan Requirements* flyer for further details)
 - b. Elevation Drawing**
 - Detailed elevation, sections and profile drawings with dimensions drawn to scale of the area of change
 - Show section drawings of windows, doors, railings, posts, porches, etc. if proposed also show type of construction where applicable.
- 3. Photographs**
 - Historic photographs of existing building/s (if available)
 - Current photographs of each side of the building
 - Close up images of details that are proposed to be altered
- 4. Materials**
 - List of proposed materials
 - Provide samples and/or manufactures brochures were applicable

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

WJ 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.

Project Description from email sent to Planning Staff from Applicant, August 27, 2020:

From: Urban Garden Co.

Sent: Thursday, August 27, 2020 5:45 PM

To: Anglin, Anna <Anna.Anglin@slcgov.com>; Javoronok, Sara <Sara.Javoronok@slcgov.com>; 'Gary Fuller'

Subject: (EXTERNAL) 1362 Harvard

I am the landscape designer for the 1362 Harvard, Hammond and Dick residence. The Architect for the residence /project is Annie Schwimmer. I have copied this to Anna as the landscape installer had given me your name and Sara was working with Annie Schwimmer. Annie had applied for the certificate of appropriateness for the back garden and we have it, we didn't know until today that it wasn't for the front.

I have included a drawing for the front landscape. The wall is not a retaining wall as it is on the average 20 inches tall. The stones that are being used are a salt and pepper cobble from Montana that is more cream color to match the mortar on the brick home 50%, the second rock is one that is darker brown with black and brick tones to pay tribute to the home 30%, and the last is the native stone from Browns Canyon here in the Park City region 20%. We are not wanting to create something contemporary like dry stack stone wall. The wall has a 2-3" mortar showing with a mortar top, this is a similar style as the walls at the Lion House at temple square. We were after a look of antiquity style over fashion. We are wanting the look to blend in with the architectural intent of the home and surrounding neighborhood. The small wall makes an erosion problem disappear, the previous existing steep lawn slope allowed water to form in a pool on the sidewalk. This created a slippery problem in the winter.

The project wall was shut down today, Thursday night just after 4:00pm. I would like to help our landscape installers get back to work with your help. Please let me know of anything more that I can send you to complete the certificate of appropriateness. We are so very sorry for the oversight of not acquiring the certificate for the entire landscape.

Thank you,
Dean Anesi
Urban Garden Company



Dean Anesi
Landscape Designer

The Urban Garden Co., Inc.
365 West 800 North
Salt Lake City, UT 84103
801-521-4525
urbangarden@xmission.com
www.urbangardencompany.com

Customer 1302 FARVIEW RD
Contact DEAN ANESI

LIST OF PROPOSED MATERIALS

1. CONCRETE BLOCK
2. CONCRETE FOOTING 24" H
3. DECORATIVE STONE VENEER
 - A) BLONDE SALT + PEPPER GRANITE 50%
 - B) MANASSAS GRANITE (DK BROWN/BLACK W/RED HIGHLIGHTS) 30%
 - C) SANDSTONE BLONDE (BROWN'S GANYON) BLONDE W/RED HIGHLIGHTS 20%

NOTE THE MIX IS TO BRING IN DEPTH OF COLOR TO COMPLEMENT THE COLOR OF THE HOME.

4. REBAR
5. 6" DRAINAGE FOR LANDSCAPE
6. LANDSCAPE FABRIC
7. DRAINAGE GRAVEL
8. CHICKEN WIRE FOR MORTAR AND STONE

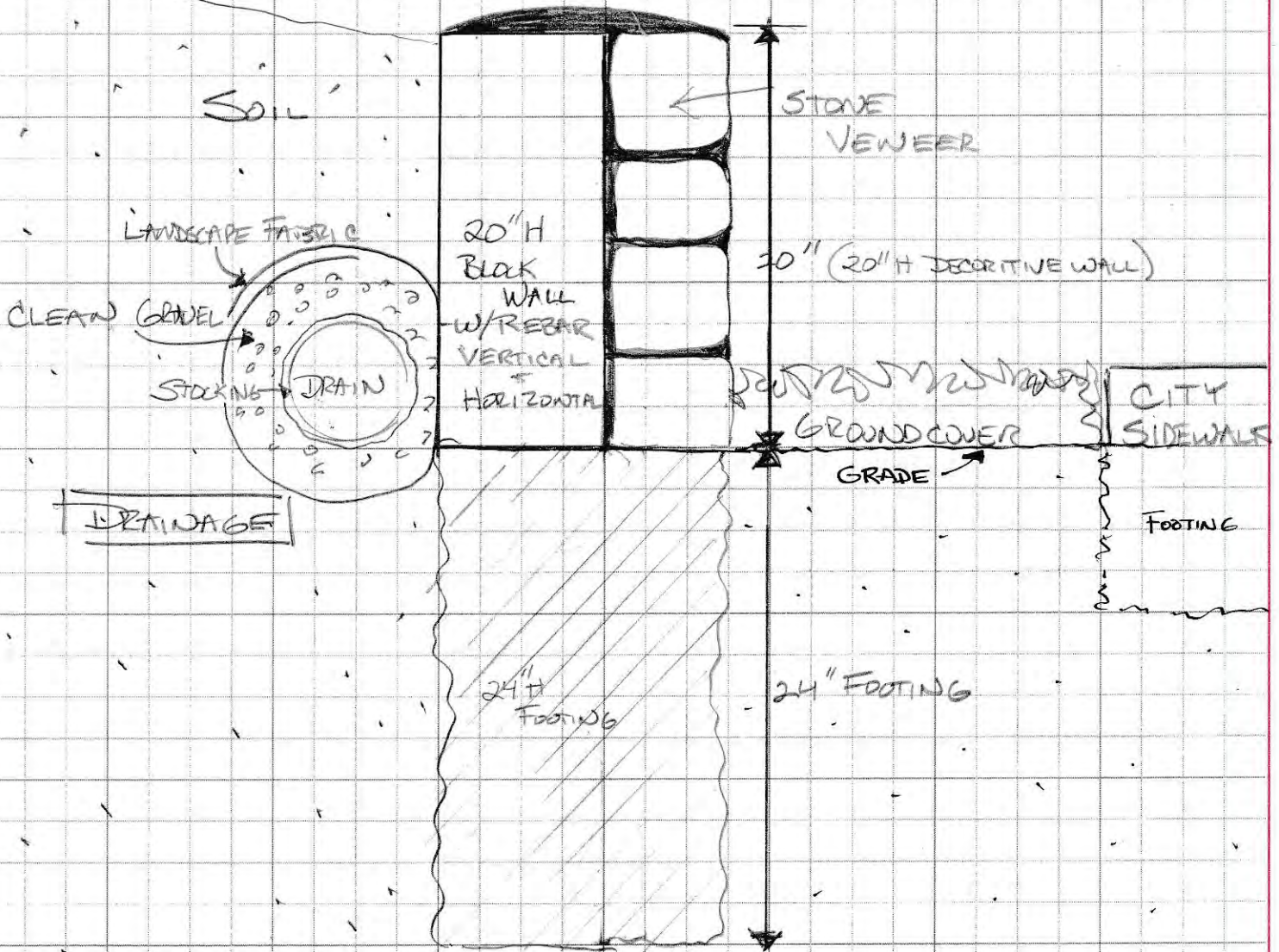
Dean Anesi

Landscape Designer

The Urban Garden Co., Inc.
 365 West 800 North
 Salt Lake City, UT 84103
 801-521-4525

urbangarden@xmission.com
 www.urbangardencompany.com

DECORATIVE (20") LANDSCAPE WALL



NOTE: THERE IS A HORIZONTAL AND VERTICAL REBAR INSIDE THE BLOCK WALL FOR SUPPORT











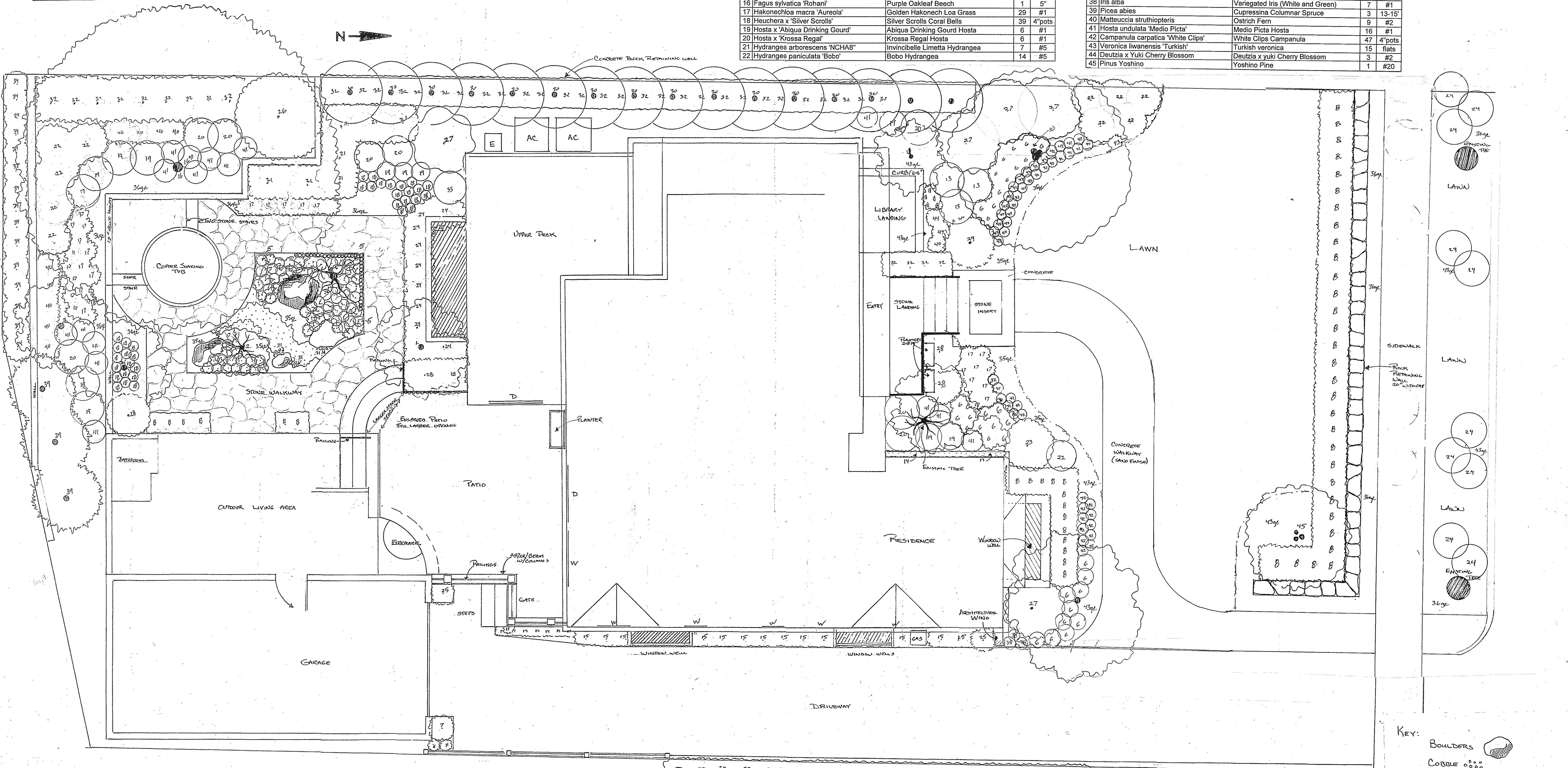
JOAN HAMMOND & JOE DICK
 1362 HARVARD AVENUE
 SALT LAKE CITY, UTAH 84105
 1 (801) 614-2432

SCALE: 1/4" = 1'-0" PAGE 1 OF 1
 DRAFT: FINALS / 1ST DRAFT DATE: 06-02-2020
 APPROVED BY: _____
 DRAWN BY: W. Decker

THE URBAN GARDEN CO.
 The Urban Garden Company, Inc.
 365 West 800 North
 Salt Lake City, UT 84103
 801-521-4525
 urbangarden@mission.com
 www.urbangardencompany.com

1	Acer shirasawanum 'Aureum'	Golden Fullmoon Maple	1	#25
2	Acer p. d. a. 'Inaba Shidare'	Inaba Shidare Japanese Maple	1	#20
3	Acer palmatum	Green Japanese Maple	2	#20
4	Acer palmatum 'Seiryu'	Seiryu Green Japanese Maple	1	2"
5	Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	121	#1
6	Brunnera macrophylla	Jack of Diamonds Brunnera	33	#1
7	Buxus m. a. 'Winter Gem'	Double Ball on Standard 'Pom Pom'	1	#10
8	Buxus m. a. 'Winter Gem'	Winter Gem Boxwood	33	#5
9	Cedrus atlantica glauca pendula	Weeping Blue Arctic Cedar (horizontal)	2	4" cal
10	Cercis canadensis	Eastern Redbud (multi-trunk)	1	10-12"
11	Clematis paniculata	Sweet Autumn Clematis	2	#1
12	Cornus florida	Cherokee Brave Dogwood Tree	1	2"
13	Daphne x transatlantica 'BLAFRA'	Eternal Fragrance Daphne	3	#5
14	Euonymus fortunei 'Colorata'	Purple Wintercreeper	20	#1
15	Euonymus japonica 'Green Spire'	Green Spire Euonymus	13	#5
16	Fagus sylvatica 'Rohani'	Purple Oakleaf Beech	1	5"
17	Hakonechloa macra 'Aureola'	Golden Hakonech Lo Grass	29	#1
18	Heuchera x 'Silver Scrolls'	Silver Scrolls Coral Bells	39	4" pots
19	Hosta x 'Abiqua Drinking Gourd'	Abiqua Drinking Gourd Hosta	6	#1
20	Hosta x 'Krossa Regal'	Krossa Regal Hosta	6	#1
21	Hydrangea arborescens 'NCHA8'	Invincibelle Limetta Hydrangea	7	#5
22	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	14	#5

23	Hydrangea p. g. 'Limelight'	Limelight Hydrangea	1	#5
24	Taxus baccata repandens	Dwarf English Yew	18	#3
25	Juniperus virginiana 'Taylor'	Taylor Juniper	2	#10
26	Photinia fraseri	Fraser's Photinia	1	#5
27	Prunus laurocerasus	Dwarf English Laurel	4	#7
28	Prunus 'Otto Luyken Laurel'	Otto Luyken Laurel	5	#5
29	Chamaecyparis	Flabelliformis Hinoki Cypress	1	#10
30	Quercus robur fastigiata	Kindred Spirit Columnar Oak	16	16"
31	Sempervivum tectorum	Hens and Chicks	1	flats
32	Taxus media 'Hicksii'	Hicks Yew	42	#5
33	Viburnum plicatum 'NewZam'	NewZam Viburnum	1	#5
34	Rhamnus frangula columnaris	Fine Line buckthorn tallhedge	15	#5
35	Lysimachia 'Golden Creeping Jenny'	Golden Aurea Jenny	15	flats
36	Veronica	Waterperry Blue Veronica	16	flats
37	Hibiscus 'Purple Pillar'	Purple Pillar Rose of Sharon	19	#2
38	Iris alba	Variegated Iris (White and Green)	7	#1
39	Picea abies	Cupressina Columnar Spruce	3	13-15"
40	Matteuccia struthiopteris	Ostrich Fern	9	#2
41	Hosta undulata 'Medio Picta'	Medio Picta Hosta	16	#1
42	Campanula carpatica 'White Clips'	White Clips Campanula	47	4" pots
43	Veronica liwanensis 'Turkish'	Turkish veronica	15	flats
44	Deutzia x Yuki Cherry Blossom	Deutzia x Yuki Cherry Blossom	3	#2
45	Pinus Yoshino	Yoshino Pine	1	#20



- KEY:
- BOULDERS
 - COBBLE
 - AGGREGATE
 - FLAGSTONE
 - LAWN BORDERS
 - TREE TRUNKS
 - SHRUBS

ATTACHMENT D: ANALYSIS OF STANDARDS FOR MAJOR ALTERATIONS

Standards for Certificate of Appropriateness for Altering of a Contributing Structure in a Historic District (21A.34.020.G)

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

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, primarily Chapter 1: Site Features, provides the reasoning and design guidelines pertinent to this design review. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for Alteration of a Contributing Structure Including New Construction of an Accessory Structure (21A.34.020.G), and can be accessed via the links below.

Design Guidelines as they relate to the Design Standards are identified in **Attachment E** to this report.

<http://www.slcdocs.com/historicpreservation/GuideRes/ResidentialGuidelines.pdf>

<http://www.slcdocs.com/historicpreservation/GuideRes/Ch1.pdf>

https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-66359

Standard	Analysis	Finding
1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	No change in use of the property is proposed.	Not Applicable

<p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p>	<p><i>A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City</i></p> <p>Design Objective 1.1 Historically significant site features should be preserved</p> <p>Design Objective 1.6 The historic grading pattern and design of the site should be preserved</p> <p>Design Objective 1.11 Respect a common historic walkway pattern in form, design and materials wherever possible.</p> <p>Design Objective 1.13 Historically significant planting designs should be preserved.</p> <p>Analysis: In addition to the historic structures, the Harvard Heights Historic District is enhanced by visual components that are important in the cohesive streetscapes, including tree-lined sidewalks, uniform setbacks, and a substantial variation in topography. Yards incline uniformly from front porch to sidewalk along the south side of Harvard Avenue, reflecting the original design of the subdivision in which the Harvard Heights Historic District is contained. This historic grading provides a unifying visual cohesiveness to the streetscape and is character defining. This historic grading pattern is an important characteristic of the Harvard Heights Historic District that should be retained.</p> <p>The introduction of the proposed retaining wall, and leveling of the front yard area would modify the historic grading, as it is seen from the street, and negatively affect the historic character of the individual site and also its context. The proposed alterations would disrupt the established streetscape pattern of and would adversely affect the historic spatial relationship and character. The proposal is inappropriate.</p> <p>Finding: The proposal does not meet the objectives of this standard. The proposed retaining wall and grading of the front yard would change the historic character of the property and negatively affect the streetscape. The proposal would cause a visual disruption of the progression of walkways and established entry elements. This proposal is in conflict with this standard.</p>	<p>Does Not Comply</p>
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<p>3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p>	<p>This standard does not directly address the considerations in this proposal. The alterations made to this setting establish no contemporary design objectives.</p>	<p>Not Applicable</p>
<p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p>	<p>No feature of acquired historic significance would be affected by this proposal.</p>	<p>Complies</p>

<p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p>	<p><i>A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City</i></p> <p>Design Objective 1.1 Historically significant site features should be preserved</p> <p>Design Objective 1.6 The historic grading pattern and design of the site should be preserved</p> <p>Design Objective 1.11 Respect a common historic walkway pattern in form, design and materials wherever possible.</p> <p>Design Objective 1.13 Historically significant planting designs should be preserved.</p> <p>Analysis: In as far as this standard relates to site features, the common relationship of the open space created by the sloping front lawn areas within the street block characterizes this and neighboring properties and is a distinctive site feature of this property and its context. The grade of the properties on the south side of Harvard Avenue are an original design element of the Harvard Heights Historic District and surrounding subdivision, and contribute to a historic pattern of related sloping of the front yard area of each property, in turn helping to create a visual continuity along the street frontage.</p> <p>By altering the grade of this front yard behind a new retaining wall, the proposal would disrupt the open landscape relationship and sense of common public and private space shared by the many houses along the street frontage. This sloping yard is a historic and common characteristic of the Harvard Heights Historic District. The proposed alterations would adversely affect this character-defining feature thus compromising the overall historic character of the surrounding streetscape and district.</p> <p>Finding: The proposal does not meet this standard. Changing the historic grading pattern as proposed would diminish distinctive site features of this property and of the historic district's streetscape.</p>	<p>Does Not Comply</p>
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<p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>	<p>The proposal does not include replacement or repair of deteriorated architectural or existing features.</p>	<p>Not Applicable</p>
<p>7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;</p>	<p>Not applicable—the applicant is not proposing any chemical or physical cleaning treatments to the historic home as part of this project.</p>	<p>Not Applicable</p>

<p>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p>	<p><i>A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City</i></p> <p>Design Objective 1.1 Historically significant site features should be preserved</p> <p>Design Objective 1.10 Consider a new retaining wall in the context of its immediate setting and the established relationship of landscaping within the streetscape.</p> <p>Design Objective 1.11 Respect a common historic walkway pattern in form, design and materials wherever possible.</p> <p>Design Objective 1.13 Historically significant planting designs should be preserved.</p> <p>Analysis: In as far as this standard relates to site features, the proposed alterations introduce an incompatible landscaping element to the immediate setting and relationship of landscaping within the streetscape. The materials and design do not readily or appropriately relate to the character of the property and might emphasize a degree of departure from the shared relationship to neighboring properties, and overall streetscape. The retaining wall would not be compatible with materials or character of the property or the streetscape. It is the addition of the terraced retaining wall, in itself rather than its design, which would adversely affect the harmony and relationship of the private open space along the street frontage.</p> <p>Finding: For the reasons set out above, the proposal would not conflict with the first two objectives of this standard, but would in staff's opinion, be inconsistent with the last objective which relates to character of property and neighborhood. The proposal is incompatible with the character of the property and would adversely affect the overall historic context of the streetscape. This standard is not met.</p>	<p>Does Not Comply</p>
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<p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;</p>	<p><i>A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City</i> Design Objective 1.1 Historically significant site features should be preserved Design Objective 1.6 The historic grading pattern and design of the site should be preserved</p> <p>Analysis: Although the proposed alterations could be reversed and the form and grade of the front garden space, and relationship between the private yard and the public sidewalk and park strip, could be reinstated, the proposal is not compatible with the historic integrity of the property and the environment. The historic grading of the property is a key character defining feature on the streetscape, and the proposal does not protect the historic integrity of the property and the environment.</p> <p>Finding: The proposal is not consistent with the objectives of this standard. The proposed grade changes to the front yard area do not protect the historic integrity of the properties defining key characteristics.</p>	<p>Does Not Comply</p>
<p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>No cladding of original or historic materials is proposed.</p>	<p>Not Applicable</p>
<p>11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H Historic Preservation Overlay District, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H Historic Preservation Overlay District and shall comply with the standards outlined in chapter 21A.46 of this title.</p>	<p>Signs are not part of this proposal</p>	<p>Not Applicable</p>

ATTACHMENT E: APPLICABLE DESIGN GUIDELINES

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, primarily Chapter 1: Site Features, provides the reasoning and design guidelines pertinent to this design review, and are identified below for the Commission's reference.

<http://www.slcdocs.com/historicpreservation/GuideRes/ResidentialGuidelines.pdf>
<http://www.slcdocs.com/historicpreservation/GuideRes/Ch1.pdf>

A Preservation Handbook for Historic Residential Properties & Districts **PART II 1 : 1**

Chapter 1. Site Features

Context & Character

A variety of site features are characteristic of early Salt Lake City residential neighborhoods. A house is usually appreciated in its immediate street setting. Individual sites and gardens may share common characteristics which help to define community character.

Fences were popular and often defined property boundaries; masonry walls were used to retain steep hillsides and various paving materials, particularly concrete and sandstone, were used for walkways. A variety of plantings, including trees, lawns and shrubbery also were seen. In a few cases, distinctive lawn ornaments or sculpture were introduced, or an irrigation ditch ran across a site. Each of these elements contributes to the historic character of a neighborhood. They also help to add the variety of scale, texture and materials associated with the streetscape, enriching community experience. Collectively these elements often help to establish the historic and architectural context.

Most residential properties have a progression of spaces leading from the public realm of the street, transitioning into a semi-public/semi-private area of the front yard, to perhaps a semi-private porch and ending with the building entry, and the private realm of the house. This progression may be extensive, and include a sidewalk area and then a yard with a walkway that leads to a porch. Or, it may be more compressed, with a small stoop near the street edge. Nonetheless, there is in each case a sense of progression from the public to the private realm, and a visual continuity is apparent, contributing to the character of the street scene and context.

There is often a demarcation of the front yard with a low fence, often in wood picket form or decorative wrought and/or cast iron, which helps to maintain the visual continuity between the house and the street. Where a fence is higher and/or less "transparent", it will disrupt this relationship. Shrubs may also have been planted to define a fence line, sometimes in the form of a hedge. Again these tend to be more compatible where they retain some of the visual continuity between the street and the house.

Design Objective

Historic site features that survive should be retained, preserved or repaired when feasible. New site features should be compatible with the historic context and the character of the neighborhood.

General

1.1 Historically significant site features should be preserved.

These may include historic retaining walls, irrigation ditches, gardens, driveways and walkways.

Fences and street trees are also examples of original site features that should be retained whenever feasible.

Civic maintenance and improvements should identify, recognize and retain important streetscape features such as sidewalks, parkways, planting strips, street trees and street lighting.

Historic Grading

In some areas, steep topography dictated that building sites be sloped. Portions of the Capitol Hill, University and Avenues Historic Districts are examples. Yards typically incline steeply in these locations, reflecting the original topography. Elsewhere, in the Avenues and South Temple for example, the grading is often more gentle and provides a unifying visual coherence to the streetscape. This historic grading pattern is an important characteristic that should be retained.

Modifying this historic slope, as it is seen from the street, can negatively affect the historic character of an individual site and also its context. For example, excavating a hillside to create a flat building site, or cutting it into a series of stepped terraces would detract from the historic character. However, in some parts of the city, this has occurred in the back yard. Because altering the historic slope in the back yard has less impact on the historic character of the site, more flexibility may be appropriate for modifying back yards.

1.6 The historic grading pattern and design of the site should be preserved.

In general altering the overall appearance of the historic grading is inappropriate.

Where change is considered, it should be subordinate to the overall historic grading character.

Avoid leveling front gardens and introducing retaining walls where this disrupts the established pattern.

Masonry Retaining Walls

...A new retaining wall will affect the character of the streetscape. This should be considered in its immediate and then broader context. Where a new retaining wall interrupts an established pattern of gradual grading of front lawns it will be less visually and historically appropriate.

1.10 Consider a new retaining wall in the context of its immediate setting and the established relationship of landscaping within the streetscape.

A new retaining wall should be avoided where it would disrupt a shared gentle grading between buildings and the street.

Limit wall height to that defined as characteristic of the setting.

Design a wall to reflect those found traditionally.

Use materials that define the character within the immediate and broader setting.

...

1.11 Respect a common historic walkway pattern in form, design and materials wherever possible.

Review the prevailing patterns in the immediate neighborhood.

Design alterations or a new walkway to complement a traditional pattern.

...

1.13 Historically significant planting designs should be preserved.

Preserve a row of street trees which is an established historic feature.

Maintain existing trees in such a setting that are in good condition.

Replant with a species that is similar in character to that used historically if removal can't be avoided.

Replacement and pruning of street trees requires approval of the City's Urban Forester.

Retain historic planting beds and landscape features as part of the established character of a neighborhood wherever possible.

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notices mailed Thursday, October 22, 2020;
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on Thursday, October 22, 2020;
- Public hearing notice posted at subject property October 29, 2020.

Public comments:

At the time of completion of this report, one public comment was received; it is attached here. Any comment received after date of publication will be forwarded to the Commission for their consideration.

From: [lynn_pershing](#)
To: [Knight, Nelson](#)
Subject: (EXTERNAL) PLNHLC2020-00692
Date: Thursday, October 29, 2020 11:21:32 AM

Dear Mr Knight

I commend and greatly appreciate the property owners' careful time and effort to rehabilitate (save) the front facade of this contributing structure to preserve the streetscape in the Yalecrest-Harvard Heights LHD, which is critical to preservation. This property is located on the most famous street in Yalecrest

I was therefore surprised to see a request for a re-grading and installation of a new retaining wall on this property on the HLC [Nov 5](#) meeting agenda.

It is my understanding according to City historic preservation guidelines, that re-grading the slope and installation of a new retaining wall in the front yard is not supported in LHDs. This area of Yalecrest is characterized by sloped front yards without intervening walls as a character defining feature of the neighborhood.

This request could have wide ranging effects on all LHDs throughout the City

I abide by the recommendations of the City Historic Preservation Office and HLC on this issue

Thank you for your consideration
Lynn K Pershing
Yalecrest
Sent from my iPhone