

Part 4: 1st Avenue Historic Residential

Part 4: 1st Avenue Historic Residential
Elks Block Redevelopment

March 4, 2021

1st Avenue Historic Homes

There are 6 historic homes on 1st Avenue in the redevelopment area that were constructed between 1902 and 1909:

- 122/124 E. 1st Avenue
- 126 E. 1st Avenue
- 128 E. 1st Avenue
- 130/132 E. 1st Avenue
- 134 E. 1st Avenue
- 136 E. 1st Avenue

These homes are a left over remnants of the single family neighborhood that emerged when The Avenues was forming at the turn of the prior century. Over the course of the past 100 years, redevelopment has occurred on all sides of the existing homes leaving them as stand alone vestiges of the prior neighborhood patterns. All of the homes have been converted to multi-family rental units and have been heavily renovated in their interiors and rear elevations. The front elevations retain the character of the original design and construction.

The development proposal is to keep the homes as residential use and renovate them to improve the living environment and upgrade the aesthetic presentation to the street. Its true that it would be easier and more cost effective to raise the existing homes and replace them with new housing units, but the landowner is proposing not to do that. Each property will be improved from the inside out. Exterior color palettes will be updated and refreshed. Landscaped yards will be added to improve the quality of outdoor space. The parking in back will be upgraded with new paving and landscape and additional parking added to relieve the pressure on the currently under parked properties. In some cases, the front yard retaining walls, if deteriorating, will be repaired or replaced to match the original design.



Streetscene View - North Elevation

Part 4: 1st Avenue Historic Residential Elks Block Redevelopment

March 4, 2021



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Specific Request #9-14: 1st Avenue Historic Homes Minor Alteration Permits for Contributing Structures

- Specific Request #9: 122/124 E. 1st Avenue
- Specific Request #10: 126 E. 1st Avenue
- Specific Request #11: 128 E. 1st Avenue
- Specific Request #12: 130/132 E. 1st Avenue
- Specific Request #13: 134 E. 1st Avenue
- Specific Request #14: 136 E. 1st Avenue

The six above-listed residential properties will remain residential use but will receive upgrades to the interior spaces and exterior repairs and enhancements. None of the 6 existing structures will receive architectural modifications that would change their massing, form, character and/or style.

The requests for Minor Alterations is to make improvements to the livable environments and to refresh the exterior presentation to the street. In some cases, repairs will be made to deteriorated features with the proposed detailing to match the existing. New paint color palettes will be applied to each structure.



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122-124 E. 1st Avenue

The multi-family structure at 122 and 124 E 1st Avenue was built in 1902. The use is residential and is two-story with a basement. The stoop and entry of the painted brick and wood frame home is set above the street elevations. The roof is shingle material in hip and gable form with shed and hip dormers.

Utah SHPO designation: Contributing
 National NRHP designation: Contributing
 Existing STYLE: Victorian Eclectic
 Existing CONDITION: Good
 Current use: Multi-family residential
 Occupied: Yes

The REQUEST: Minor Alteration permit for exterior elevation enhancements that include repainting the exterior, reroofing, repairing the stone retaining wall along sidewalk, and upgrading the front yard landscape.

Standards for approval of a Certificate of Appropriateness

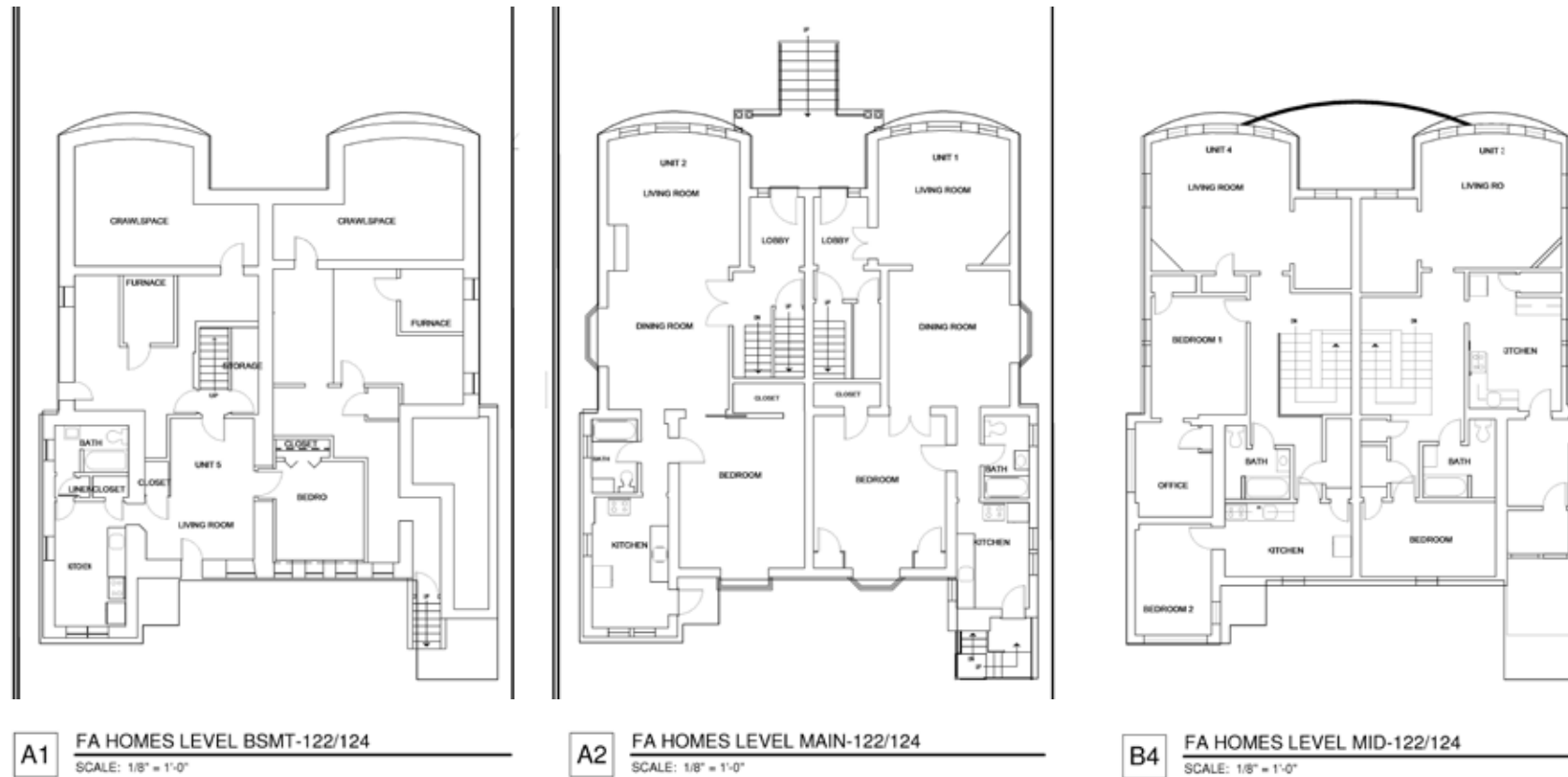
- G.1. The property was originally used for residential and will continue to be used for residential after alteration
- G.2. The historic character will be maintained and preserved. No change tot the style, detail, and character of the structure is proposed
- G.3. No alterations are proposed that would alter the historic basis of the structure or create a false sense of history. All details and massing forms will remain in place
- G.4. Any additions to the exterior of the building will be maintained, including the addition made in 1908
- G.5. Distinctive features, exterior finishes, and examples of exterior craftsmanship will be preserved
- G.6. Deteriorated architectural features will be repaired to match the character of the original construction
- G.7. Chemical and physical treatments will not be used to remove paint of other finishes
- G.8. No additions or significant alterations are proposed
- G.9. No additions or significant alterations are proposed
- G.10. Aluminum, asbestos, and/or vinyl cladding are not proposed to be used as part of the alteration
- G.11. There are no existing signs visible from any public way or open space currently. No new signs are proposed.

Explanation for the Request

The existing structure at 122-124 E 1st Avenue is a Contributing building within the Avenues Historic District. It is a fine example of a Victorian home in the Avenues with a symmetrical facade and centered front stoop.

The proposed minor alteration is to repair deteriorated porch and wood trim features, and to repaint the exterior. The windows and doors will be stripped of paint and refinished in paint. It is expected that the interior will receive some minor modifications to improve the livability of the residential units.

The stone wall and stairs in the front yard along the streetscape will remain in place. Shrubs and groundcovers will be replaced with new material to add texture and color to the front yard landscape. The lawn in front will remain in place.



1st Avenue Residential Request - 122/124 E 1st Avenue

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1st Avenue Residential Existing Conditions - 122/124 E 1st Avenue

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March 4, 2021



126 E. 1st Avenue

The multi-family structure at 126 E 1st Avenue was built in 1908. The use is residential and is one and a half-story with a basement. The front porch and entry of the wood shingle and brick home is set above the street elevations. There is a single car garage at the lowest level that is accessed from the front street. The roof is shingle material in gable form with gable dormers.

Utah SHPO designation: Contributing
 National NRHP designation: Contributing
 Existing STYLE: Victorian pattern book character
 Existing CONDITION: Good
 Current use: Multi-family residential
 Occupied: Yes

The REQUEST: Minor Alteration permit for exterior elevation enhancements that include repainting the exterior, reroofing, repairing the retaining walls along sidewalk and driveway, and upgrading the front yard landscape.

Standards for approval of a Certificate of Appropriateness

- G.1. The property was originally used for residential and will continue to be used for residential after alteration
- G.2. The historic character will be maintained and preserved. No change tot the style, detail, and character of the structure is proposed
- G.3. No alterations are proposed that would alter the historic basis of the structure or create a false sense of history. All details and massing forms will remain in place
- G.4. Amy additions to the exterior of the building will be maintained
- G.5. Distinctive features, exterior finishes, and examples of exterior craftsmanship will be preserved
- G.6. Deteriorated architectural features will be repaired to match the character of the original construction
- G.7. Chemical and physical treatments will not be used to remove paint of other finishes
- G.8. No additions or significant alterations are proposed
- G.9. No additions or significant alterations are proposed
- G.10. Aluminum, asbestos, and/or vinyl cladding are not proposed to be used as part of the alteration
- G.11. There are no existing signs visible from any public way or open space currently. No new signs are proposed.

Explanation for the Request

The existing structure at 126 E 1st Avenue is a Contributing building within the Avenues Historic District. It is a very good example of a Victorian home in the Avenues with a dominant front facing gable covering a full front porch.

The proposed minor alteration is to repair deteriorated porch and wood trim features, and to repaint the exterior. The windows and doors will be stripped of paint and refinished in paint. It is expected that the interior will receive some minor modifications to improve the livability of the residential units.

The cast-in-place concrete wall and stairs in the front yard along the streetscape will remain in place and be repaired without changing the character. Shrubs and groundcovers will be replaced with new material to add texture and color to the front yard landscape. The lawn and trees in the shared yard with 128 will remain in place.



1st Avenue Residential Request - 126 E 1st Avenue

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Part 4: 1st Avenue Historic Residential
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March 4, 2021



128 E. 1st Avenue

The multi-family structure at 128 E 1st Avenue was built in 1908. The use is residential and is one and a half-story with a basement. The front porch and entry of the wood shingle and brick home is set above the street elevations. The roof is shingle material in gable form with gable dormers.

Utah SHPO designation: Contributing
 National NRHP designation: Contributing
 Existing STYLE: Victorian pattern book character
 Existing CONDITION: Good
 Current use: Multi-family residential
 Occupied: Yes

The REQUEST: Minor Alteration permit for exterior elevation enhancements that include repainting the exterior, reroofing, removal of stair addition on porch, repairing the stone retaining wall along sidewalk, and upgrading the front yard landscape.

Standards for approval of a Certificate of Appropriateness

- G.1. The property was originally used for residential and will continue to be used for residential after alteration
- G.2. The historic character will be maintained and preserved. No change tot the style, detail, and character of the structure is proposed
- G.3. No alterations are proposed that would alter the historic basis of the structure or create a false sense of history. All details and massing forms will remain in place
- G.4. Any additions to the exterior of the building will be maintained, including the entry foyer added to the porch for access to an upper unit
- G.5. Distinctive features, exterior finishes, and examples of exterior craftsmanship will be preserved
- G.6. Deteriorated architectural features will be repaired to match the character of the original construction
- G.7. Chemical and physical treatments will not be used to remove paint of other finishes
- G.8. No additions or significant alterations are proposed
- G.9. No additions or significant alterations are proposed
- G.10. Aluminum, asbestos, and/or vinyl cladding are not proposed to be used as part of the alteration
- G.11. There are no existing signs visible from any public way or open space currently. No new signs are proposed.

Explanation for the Request

The existing structure at 128 E 1st Avenue is a Contributing building within the Avenues Historic District. It is a very good example of a Victorian home in the Avenues with a dominant front facing gable covering a full front porch.

The proposed minor alteration is to repair deteriorated porch and wood trim features, and to repaint the exterior. The windows and doors will be stripped of paint and refinished in paint. It is expected that the interior will receive some minor modifications to improve the livability of the residential units.

The cast-in-place concrete wall and stairs in the front yard along the streetscape will remain in place and be repaired without changing the character. Shrubs and groundcovers will be replaced with new material to add texture and color to the front yard landscape. The lawn and trees in the shared yard with 126 will remain in place.



1st Avenue Residential Request - 128 E 1st Avenue

Part 4: 1st Avenue Historic Residential

Elks Block Redevelopment

March 4, 2021

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1st Avenue Residential Existing Conditions - 128 E 1st Avenue

Part 4: 1st Avenue Historic Residential
Elks Block Redevelopment

March 4, 2021



130-132 E. 1st Avenue

The multi-family structure at 130-132 E 1st Avenue was built in 1902. The use is residential and is two-story with a basement. The facade and exterior walls are made of brick. Two bay windows are special features on the front elevation. The two front porches and entries of the brick home is set above the street elevations. The roof is flat with parapet wall extending above a dentil detailed beltline.

Utah SHPO designation: Contributing
 National NRHP designation: Contributing
 Existing STYLE: Victorian Eclectic
 Existing CONDITION: Good
 Current use: Multi-family residential
 Occupied: Yes

The REQUEST: Minor Alteration permit for exterior elevation enhancements that include repainting the exterior, repair the flat roof, repairing the stone retaining wall along sidewalk, and upgrading the front yard landscape.

Standards for approval of a Certificate of Appropriateness

- G.1. The property was originally used for residential and will continue to be used for residential after alteration
- G.2. The historic character will be maintained and preserved. No change to the style, detail, and character of the structure is proposed
- G.3. No alterations are proposed that would alter the historic basis of the structure or create a false sense of history. All details and massing forms will remain in place
- G.4. Any additions to the exterior of the building will be maintained
- G.5. Distinctive features, exterior finishes, and examples of exterior craftsmanship will be preserved
- G.6. Deteriorated architectural features will be repaired to match the character of the original construction
- G.7. Chemical and physical treatments will not be used to remove paint or other finishes
- G.8. No additions or significant alterations are proposed
- G.9. No additions or significant alterations are proposed
- G.10. Aluminum, asbestos, and/or vinyl cladding are not proposed to be used as part of the alteration
- G.11. There are no existing signs visible from any public way or open space currently. No new signs are proposed.

Explanation for the Request

The existing structure at 130-132 E 1st Avenue is a Contributing building within the Avenues Historic District. It is a very good example of a Victorian home in the Avenues with a flat roof and decorative parapet, and bay windows.

The proposed minor alteration is to repair deteriorated porch and wood trim features, and to repaint the exterior. The windows and doors will be stripped of paint and refinished in paint. It is expected that the interior will receive some minor modifications to improve the livability of the residential units.

The stone wall and stairs in the front yard along the streetscape will remain in place and be repaired without changing the character. Shrubs and groundcovers will be replaced with new material to add texture and color to the front yard landscape. Existing rose bushes will remain in place. The lawn in the front yard will remain in place.



1st Avenue Residential Request - 130/132 E 1st Avenue

Part 4: 1st Avenue Historic Residential Elks Block Redevelopment

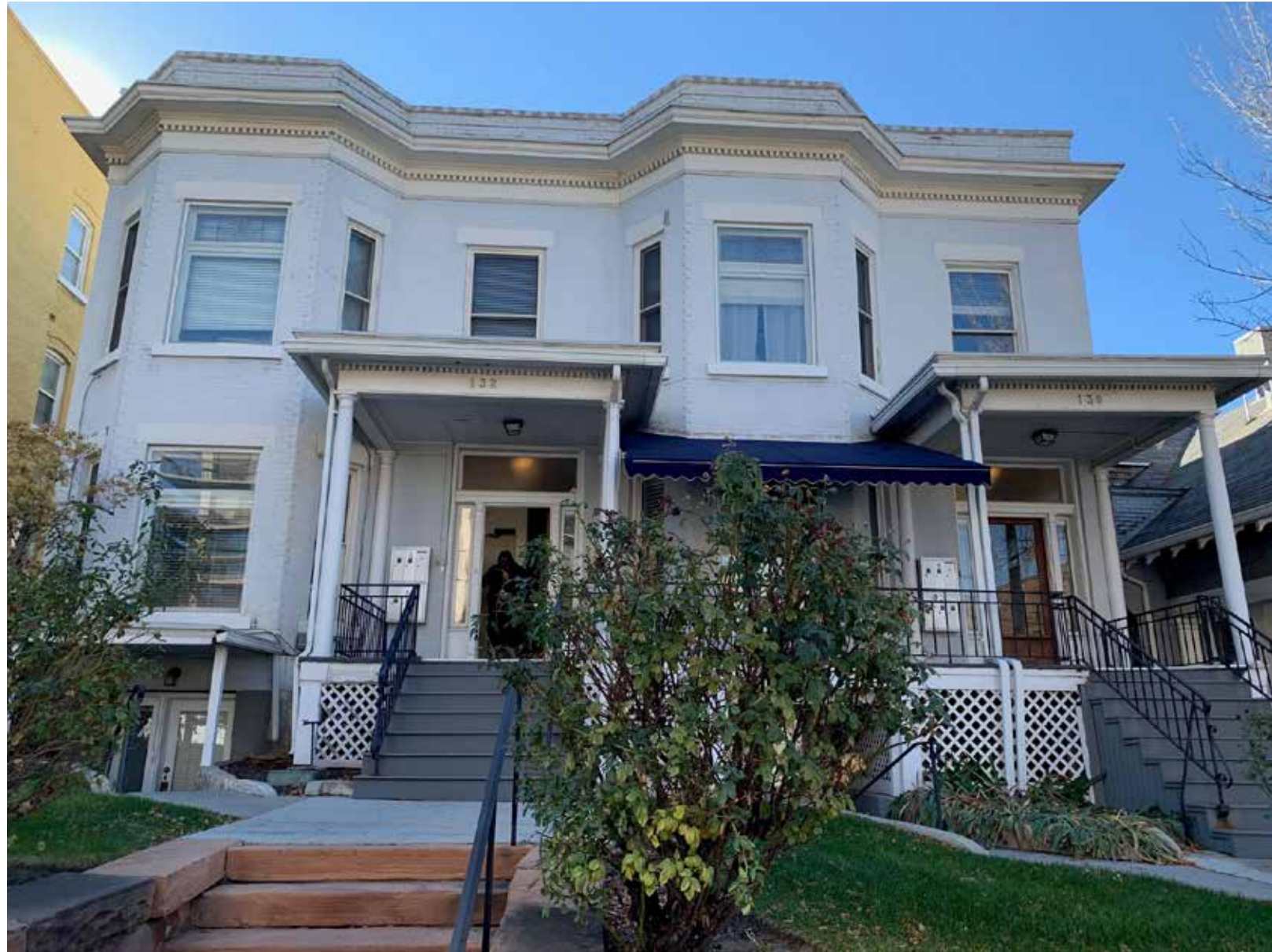
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1st Avenue Residential Existing Conditions - 130/132 E 1st Avenue

Part 4: 1st Avenue Historic Residential
Elks Block Redevelopment

March 4, 2021



134 E. 1st Avenue

The multi-family structure at 134 E 1st Avenue was built in 1909. The two-story addition on the south end of the original building was built after original construction and before 1937. The use is residential and is three-story with a basement. The facade and exterior walls are made of brick. The front elevation is symmetrical with a arched feature window on the third floor stairwell. The roof is flat with parapet wall extending above a wood detailed cornice.

Utah SHPO designation: Contributing
 National NRHP designation: Contributing
 Existing STYLE: Victorian Eclectic
 Existing CONDITION: Good
 Current use: Multi-family residential
 Occupied: No, vacant due to structural deficiencies

The REQUEST: Minor Alteration permit for exterior elevation enhancements that include repainting the exterior, repair the flat roof, upgrading the front yard landscape, and removal of the 2-story addition on the south portion of the structure.

The 4-story residential building at 134 E 1st Avenue was built in 1909 at a time when the Avenues District was emerging as a desirable living environment for early professions, civic leaders, and working class residents. Somewhere between 1911 and 1937, a 2-story addition was added onto the south elevation of the original structure. The addition was built with brick and wood siding on the exterior, similar to the original structure.

The original structure and the later addition are designated and "Contributing" in the 2013 NRHP survey, but the living environment in the addition does not contribute meaningfully to the original building.

The addition structure also extends roughly 100' south from the original structure and interrupts access to parking and pedestrian access linkage to the Brigham Young Memorial site.

The request is for a Minor Alteration to the original structure and removal of the addition to return the residential building to it original design. The addition is behind the original structure relative to the street and not clearly visible from the public way.

Standards for approval of a Certificate of Appropriateness

- G.1. The property was originally used for residential and will continue to be used for residential after alteration
- G.2. The historic character will be maintained and preserved. No change tot the style, detail, and character of the structure is proposed
- G.3. No alterations are proposed that would alter the historic basis of the structure or create a false sense of history. All details and massing forms will remain in place
- G.4. Any additions to the exterior of the building will be maintained
- G.5. Distinctive features, exterior finishes, and examples of exterior craftsmanship will be preserved
- G.6. Deteriorated architectural features will be repaired to match the character of the original construction
- G.7. Chemical and physical treatments will not be used to remove paint of other finishes
- G.8. No additions or significant alterations are proposed
- G.9. No additions or significant alterations are proposed
- G.10. Aluminum, asbestos, and/or vinyl cladding are not proposed to be used as part of the alteration
- G.11. There are no existing signs visible from any public way or open space currently. No new signs are proposed.

Explanation for the Request

The existing structure at 134 E 1st Avenue is a Contributing building within the Avenues Historic District. It is a good example of a Victorian home in the Avenues with a flat roof and decorative parapet, and strong street presence.

The proposed minor alteration is to repair deteriorated wood trim features, and to repaint the exterior. The windows and doors will be stripped of paint and refinished in paint. It is expected that the interior will receive some major to minor modifications to bring the structure within code conformance and to improve the livability of the residential units.

The south addition will be removed to expose the original construction on the south elevation. The south additon is not readily visible from a public way or open space. Where it is visible from the open space to the east, it is considered a negative visual impact due the scale and poor fit into the block.

The cast-in-place concrete wall and stairs in the front yard along the streetscape will remain in place and be repaired without changing the character. Shrubs and groundcovers will be replaced with new material to add texture and color to the front yard landscape. The lawn in the front yard will remain in place.

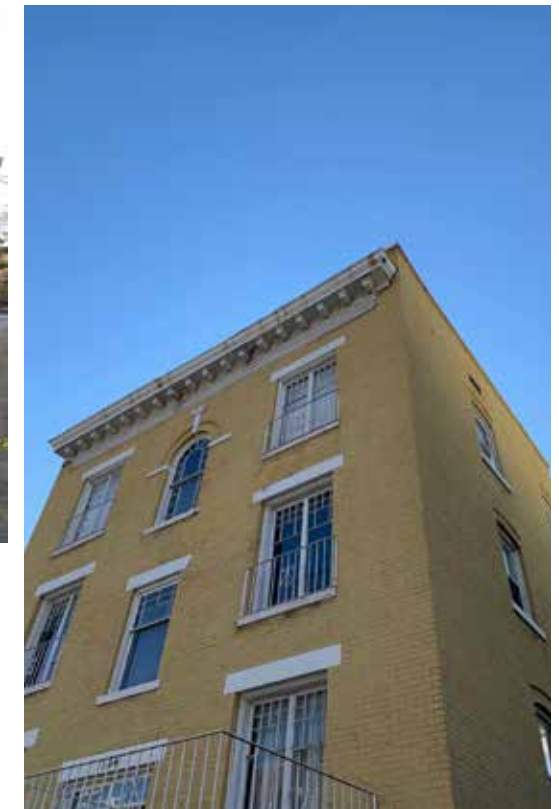


Part 4: 1st Avenue Historic Residential Elks Block Redevelopment

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1st Avenue Residential Existing Conditions - 134 E 1st Avenue

Part 4: 1st Avenue Historic Residential

Elks Block Redevelopment

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136 E. 1st Avenue

The multi-family structure at 136 E 1st Avenue was built in 1905. The one-story garage on the south portion of the lot was built along with the original construction in 1905. The use is residential and is two-story with a basement. The facade and exterior walls are made of brick. The front elevation is assymetrical with a bay window off the first floor living space. The roof is shingle material in hip roof form above a wood detailed cornice.

Utah SHPO designation: Contributing
 National NRHP designation: Contributing
 Existing STYLE: Traditional Brick Square
 Existing CONDITION: Good
 Current use: Residential
 Occupied: Yes

The REQUEST: Minor Alteration permit for exterior elevation enhancements that include repairing the brick veneer, repainting the exterior trims, reroofing, upgrading the front yard landscape, and demolition of a detached garage in the rear portion of the lot.

Around 1905, a detached private garage was built for the private residence at 136 E 1st Avenue. The structure is designated as a "Non-contributing" building based on the NRHP survey.

The condition of the structure is fair to poor. The request is to remove the garage structure to allow for the creation of additional surface parking, and an pedestrian access connection to the Brigham Young Memorial site.

Standards for approval of a Certificate of Appropriateness

- G.1. The property was originally used for residential and will continue to be used for residential after alteration
- G.2. The historic character will be maintained and preserved. No change tot the style, detail, and character of the structure is proposed
- G.3. No alterations are proposed that would alter the historic basis of the structure or create a false sense of history. All details and massing forms will remain in place

- G.4. Any additions to the exterior of the building will be maintained
- G.5. Distinctive features, exterior finishes, and examples of exterior craftsmanship will be preserved
- G.6. Deteriorated architectural features will be repaired to match the character of the original construction
- G.7. Chemical and physical treatments will not be used to remove paint of other finishes

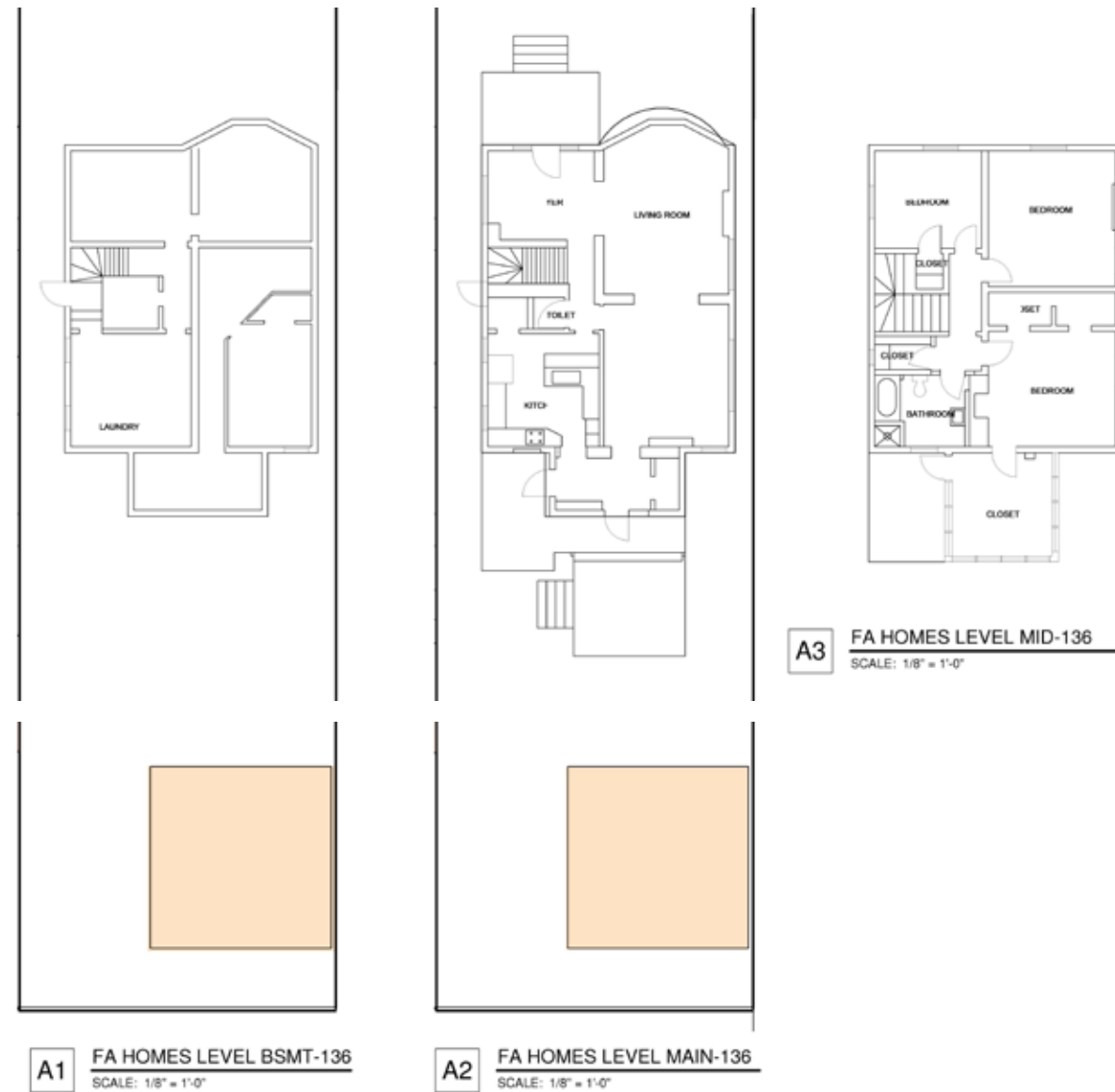
- G.8. No additions or significant alterations are proposed
- G.9. No additions or significant alterations are proposed
- G.10. Aluminum, asbestos, and/or vinyl cladding are not proposed to be used as part of the alteration
- G.11. There are no existing signs visible from any public way or open space currently. No new signs are proposed.

Explanation for the Request

The existing structure at 136 E 1st Avenue is a Contributing building within the Avenues Historic District. It is a very good example of a traditional brick home in the Avenues with a dominant front facing hip roof and a front-facing porch.

The proposed minor alteration is to repair deteriorated porch and wood trim features, and to repaint the exterior trim. Brick will be cleaned and repointed grout if needed. The windows and doors will be stripped of paint and refinished in paint. It is expected that the interior will receive some minor modifications to improve the livability of the residential units.

The low cast-in-place concrete wall and stairs in the front yard along the streetscape will remain in place and be repaired without changing the character. Shrubs and groundcovers will be replaced with new material to add texture and color to the front yard landscape. The lawn will remain in place.



1st Avenue Residential Request - 136 E 1st Avenue

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Part 4: 1st Avenue Historic Residential

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View of Existing Site

Part 4: 1st Avenue Historic Residential

Elks Block Redevelopment

March 4, 2021



Rendering of Proposed 1st Avenue Color Palette Enhancements

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Elks Block Redevelopment

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View of Existing Site

Part 4: 1st Avenue Historic Residential

Elks Block Redevelopment

March 4, 2021



Rendering of Proposed 1st Avenue Color Palette Enhancements

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