



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOOD DEVELOPMENT

To: Salt Lake City Planning Commission
From: Katia Pace, (385) 226-8499, katia.pace@slcgov.com
Date: May 6, 2021
Re: PLNHLC2020-00940 – Minor Alterations @ 229 N Almond Street

Minor Alteration

PROPERTY ADDRESS: 229 N Almond Street

PARCEL ID: 08-36-432-049-0000

MASTER PLAN: Capitol Hill Master Plan

ZONING DISTRICT: Moderate Density Multi-Family Residential District (RMF-35) and
Moderate/High Density Multi-Family Residential District (RMF-35)

REQUEST: Maeli Merrill, property owner, is requesting approval of a Certificate of Appropriateness for the installation of a new dormer and replacement of windows, siding on the rear of the house, front door, and fascia in the front façade. The property is currently under enforcement, as all the requested items have already been installed. The property is located at 229 N Almond Street and is a contributing structure within the Capitol Hill Local Historic District. The property is located within the RMF-35 and RMF-45 zoning districts.

RECOMMENDATION: Based on the findings listed in the staff report, it is Planning Staff's opinion that with the exception of the dormer, the proposal meets the applicable standards and therefore recommends that the Historic Landmark Commission approve only part of the request and denies the dormer as it is proposed.



Historic photo from approximately 1935

ATTACHMENTS

- A. [Vicinity Map](#)
- B. [Applicant Information](#)
- C. [Historic Materials](#)
- D. [Photographs](#)
- E. [Analysis of Standards](#)
- F. [Applicable Design Guidelines](#)
- G. [Public Process & Comments](#)

BACKGROUND

The subject property, located at 229 N Almond Street, is a contributing property in the Capitol Hill Local Historic District. This house was built in 1896 as a Victorian cottage. Most of the character defining features on this structure are still present. This House is significant for its association with the development of the lower Almond Street neighborhood. It was one of the few houses built prior to 1900 in the topographically challenged neighborhood.

According to the applicant, renovations on this property started approximately two years ago with a contractor with a license and knowledge of the process, however, about mid-project the contractor and his partner split up and the work proceeded without building permits and a Certificate of Appropriateness. The extent of the exterior work done was:

1. Removal of the layer of asbestos shingles and exposing original wood siding.
2. Replacement of asphalt shingles with the same material.
3. Replacement of the windows with vinyl windows.
4. Replacement of doors, the doors were not original. The replacement doors are out of period.
5. Replacement of siding on the addition with cement fiber and vinyl siding.
6. Replacement of the original wood soffit and fascia with aluminum soffit and fascia.
7. Removal of chimneys.
8. Installation of a new dormer on the roof with vinyl siding and sliding window.

PROJECT DESCRIPTION

This is a request for a Certificate of Appropriateness to remedy several of the changes listed above. Some of the changes were done correctly such as repairing the original siding instead of replacing it.



Before and after the renovation. Looking northeast, south and east façades

Proposed changes that need approval from the HLC:

1. Replace asphalt shingles on the roof with the same material.
2. Replace three vinyl windows in the East elevation with wood windows.
3. Replace three vinyl windows on the main level of the North elevation with wood windows.
4. Replace windows in the South and West elevations with vinyl windows.
5. Replace one vinyl window on the dormer with two wood windows (North elevation).
6. Replace out of period door in the front façade (East elevation) with wood door appropriate to the architectural style of the home. Approve second door as is.
7. Replace vinyl siding on the rear of the house with cement fiber lap siding, same as the siding on the sides of the addition.
8. Replicate wood barge board on the gable of the front façade porch.
9. Replace original fascia and soffit with aluminum.
10. Remove two chimneys.

Staff is asking for direction from the commission on whether to approve, table the decision (if there is work that needs to be done before approval) or deny the dormer.

The changes to the dormer that the applicant is proposing are:

1. Change the roof shape from a pitch roof to a hip roof
2. Change the siding of the dormer from vinyl to wood lap siding
3. Change the one vinyl window of the dormer with two wood windows side by side

KEY ISSUES

ISSUE 1**Roof**

The roof was replaced the asphalt shingles. (More discussion on the removal of two chimneys is found below)

Proposal: To approve the roof replacement.

Findings: The roof was replaced with the same roof material. If an architectural feature needs replacement, the new material should match the material being replaced in composition, design, texture and other visual qualities.

ISSUE 2**Windows**

Except for the three windows in the basement of the north elevation, all other windows have been replaced with vinyl windows. The windows were originally double hung wood sash. The Victorian moldings were retained. The applicant claims that the windows were in disrepair and in need of replacement. Unfortunately, staff was not contacted to conduct a site visit to evaluate the state of the windows. It is difficult to know the condition of the original windows, prior to the removal and replacement.

Proposal: The new doors would be Weather Shield All Wood, HR 175®

1. Replace three vinyl windows in the East elevation, front façade, with wood double hung windows.
2. Replace three vinyl windows on the main level of the North elevation with wood windows.
3. Replace one vinyl window on the dormer with two wood windows (North elevation).
4. Replace windows in the South and West elevations with vinyl windows.



Proposed wood window to replace the vinyl windows



North façade showing windows to be replaced.

Findings: 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. The proposed wood windows will match the material being replaced.

Staff is not recommending changes to the west and south elevations because they are not readily visible, or visible at all, from the street.

ISSUE 3

Doors

The front door was replaced with an out of period door, however, the transom above the door was kept intact. The frame for the door was partially replaced.

There is a basement entrance on the south elevation sheltered by a small shed roof. The door to that entrance was replaced with a door identical to the front door.

Proposal:

1. The front door that the applicant is proposing correspond to the architectural style and period of significance of the historic home. The proposed salvaged front door reflects the architectural style and period of significance of the home.
2. Approve basement door as is.

Findings: Elements such as the front door should be recognized as products of their own time. The front door that the applicant is proposing correspond to the architectural style and period of significance of the historic home.

The door to the entrance is not visible from the street and staff is not recommending a new door at this location.



Front façade showing windows and door to be replaced.



Front door installed as part of the renovation.



Proposed new front door.

ISSUE 4

Siding

This frame house was covered with pink asbestos shingles. As part of the renovation the shingles were removed, and the original drop-novelty siding was exposed as well as the circular shingles on the gable of the front façade.

The siding on the rear addition of the house was replaced with cement fiber lap siding on the north and south elevations and with vinyl siding on the west elevation, or the rear of the house. The siding on the new dormer is another instance where vinyl was used.

Proposal:

1. The applicant is proposing to replace the vinyl siding with cement fiber like what was used on the rest of the addition.
2. And replace the vinyl siding on the dormer with wood lap siding.

Findings: Vinyl is not a material that is allowed in historic properties, staff finds that the standards for renovation would be met by removing the vinyl siding and replacing it with cement fiber.

ISSUE 5

Original Barge Board, Soffit and Fascia

The hipped roof front porch on the east elevation is supported by lathe-turned posts. The posts remain, however, the wood soffit and fascia on the porch and around the house was replaced by aluminum. The wood barge boards on the gable was also removed. Barge boards are attached to a gable to provide added strength, protection and aesthetics. They appear as an inverted 'V' under the edges of the roof verge, protecting the exposed materials much like a fascia.

Proposal:

1. To reinstate the barge boards on the gable with the original design.
2. Approve the aluminum fascia and soffit except for the gable edges of the front façade.

Findings: The barge board is a distinctive feature and an example of craftsmanship that characterizes this historic home and needs to be reinstated. The function of the barge board in this house is still needed.



Front façade gable showing aluminum fascia and before the barge board was removed.

Due to its durability in extreme weather, aluminum fascia is sometimes approved in historic districts.

ISSUE 6**Chimneys**

This house originally had two chimneys along the ridge of the roof that were removed with the renovation. A new dormer was built at the location of the front chimney.

Proposal: Approve the removal of the two chimneys.

Findings: Chimneys are considered significant features of historic properties. Removal of chimneys is not typically recommended for approval by staff. In this case, staff is not recommending that the chimneys are reinstalled because the new dormer was built where the front chimney was located, and the rear chimney would be a replica since the actual chimney is gone. Standards for renovation of a contributing structure do not recommend reconstruction of nonexistent features.



Before photo showing two chimneys. North façade.

ISSUE 7**Dormer**

As part of the renovation, the attic was turned a livable space. A dormer was constructed/added to the house to accommodate a set of interior stairs to the attic. There was a previous stair that accessed the attic, but according to the applicant it was too narrow, the rise was too steep, and there was not enough head room at the top with the current roof and

truss design. The applicant built a new 3-story high staircase that is the focal point of the interior of the house.

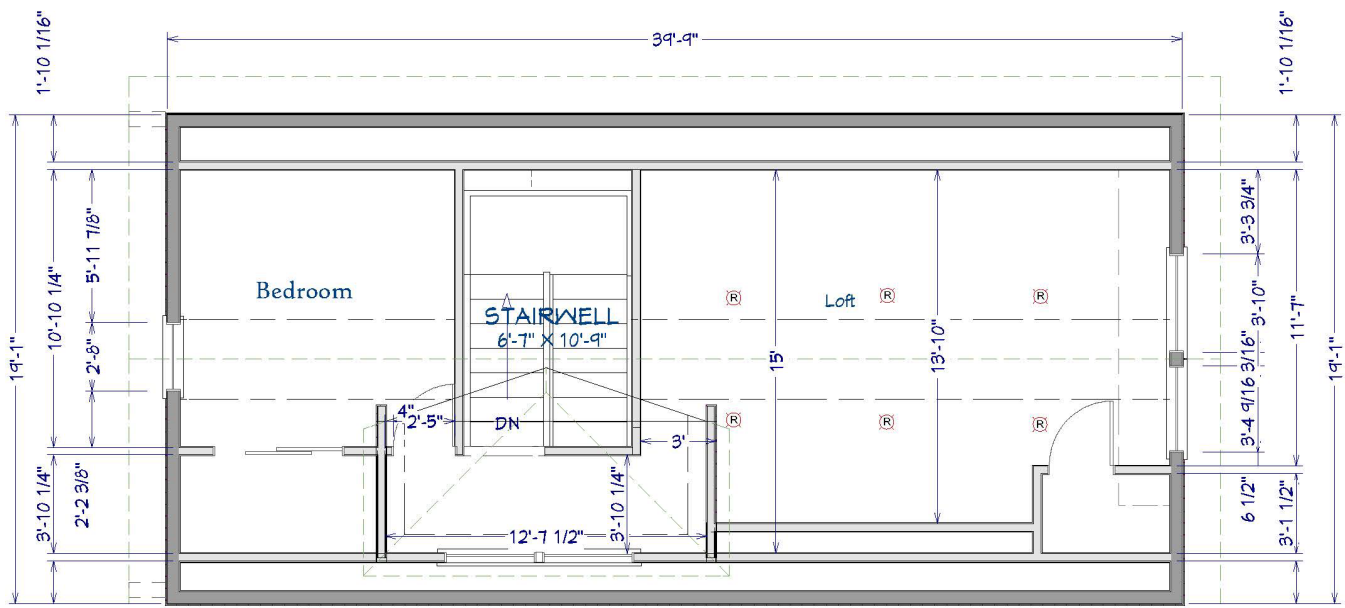
The dormer was built with a pitched roof that does not match the pitch of the house, the pitch on the dormer is a lot flatter in comparison with the pitch of the house. The dormer is very wide and has a horizontal orientation. The roof ridge of the dormer is of the same height as the roof ridge of the house. The siding of the dormer is vinyl and the window on the dormer is a sliding vinyl window.



Dormer on the same block face as the subject property.

Staff asked the applicant to consider changing the dormer to better fit the architectural style and the scale of the home. Staff suggested a dormer like the property located just south of this property. Please see photo (left). The applicant responded that they would not be able to reduce the width or height of the dormer because the width and the height are necessary for the landing of the new stairs to meet current IBC standards. The width of the dormer corresponds to the width of the staircase and to the access to the

different spaces in the attic. Staff suggested changing the landing of the staircase. The applicant responded that the staircase is 3 stories high and could not be rotated without the entire substructure needing to be re-engineered.



Footprint of the attic. Showing the width of the dormer and of the staircase.



Showing the new dormer on the North elevation.

Proposal: The applicant proposes the following changes to the dormer:

1. Change the roof shape from a pitch roof to a hip roof, to echo the hip roof at the front of the house. That would be in keeping with some of the roofline and would reduce some of the height of the dormer.
2. Change the siding of the dormer from vinyl to wood lap siding.
3. Change the one vinyl/slider window of the dormer with two double hung wood windows side by side.



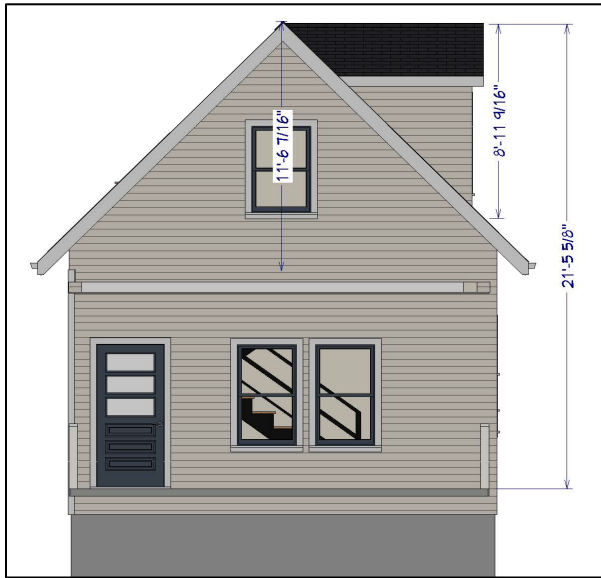
Existing dormer with gable roof and sliding windows



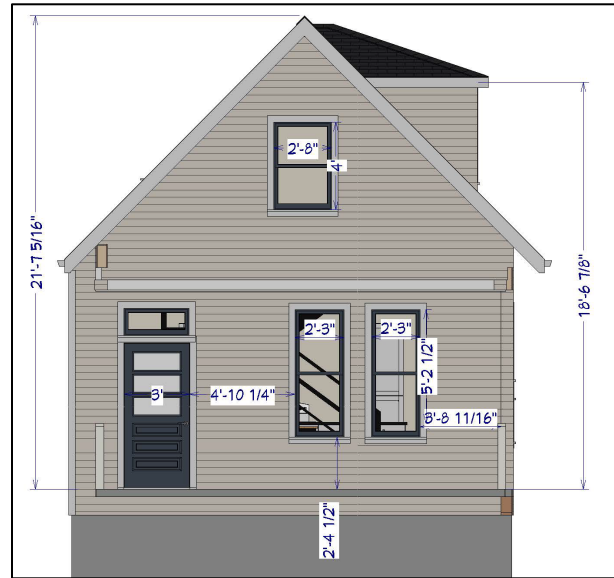
Proposed dormer with hip roof and two windows

Findings: Dormers are often approved as additions to historic properties. Additions to existing properties need to be designed to be compatible with the size, scale, color, material and character of the property, neighborhood, or environment.

The proposed hip roof is a positive change because it relates to the roof on the porch of the house and it lowers the height. The proposed changes to the siding and window are also positive. However, staff finds that this dormer, even with the proposed changes, would not be subordinate to the roof and the scale of the home.



Pitch roof, approximately 9 feet tall to the ridge of the dormer roof



Hip roof, approximately 6 feet tall to the eave of the dormer roof

DISCUSSION

Staff finds that the proposed changes listed on page 3 of this report would be eligible for a Certificate of Appropriateness as discussed in Issues 1-6 above.

However, the dormer as proposed, is not subordinate to the roof and the scale of the home. Therefore, staff does not recommend approval of the dormer, either as built or proposed.

NEXT STEPS

If the Historic Landmark Commission disagrees with staff's recommendation and the request for a COA approval is fully granted (all items 1-10 listed for approval including the dormer) by the Historic Landmark Commission, the applicant may proceed with the project and will be required to obtain all necessary approvals and permits for the proposed addition.

If the Historic Landmark Commission agrees with staff's recommendation and the project is partially approved, the applicant would be issued a COA for the 10 items requested. The commission could then table a decision on the dormer or deny the request. If denied, any new proposal would require submittal of a new application.

ATTACHMENT A:

Vicinity Map



Vicinity Map

ATTACHMENT B:
Applicant Information

To whom it may concern,
We approve all the proposed changes. Thank you

Proposed changes that need approval from the HLC:

1. Replace asphalt shingles on the roof with the same material.

Proposal: To approve the roof replacement.

2. Replace two vinyl windows in the East elevation with wood windows.

Proposal: Replace two vinyl windows in the East elevation, front façade, with wood double hung windows. The new doors would be Weather Shield All Wood, HR 175®

3. Replace three vinyl windows on the main level of the North elevation with wood windows.

Proposal: Replace three vinyl windows on the main level of the North elevation with wood windows. The new doors would be Weather Shield All Wood, HR 175®

4. Approve other windows as they are.

5. Replace one vinyl window on the dormer with two wood windows (North elevation).

Proposal: Replace one vinyl window on the dormer with two wood windows (North elevation).
The new doors would be Weather Shield All Wood, HR 175®

6. Replace out of period door in the front façade (East elevation) with wood door appropriate to the architectural style of the home. Approve second door as is.

Proposal: Replace the out of period door in the front façade (East elevation) with wood door that was found at a salvage place and that would fit the period of significance of this house. Approve second door as is.

7. Replace vinyl siding on the rear of the house with cement fiber lap siding, same as the siding on the sides of the addition.

Proposal: The applicant is proposing to replace the vinyl siding with cement fiber like what was used on the rest of the addition. Change the siding of the dormer from vinyl to wood lap siding

8. Replicate wood barge board on the gable of the front façade porch. Approve aluminum fascia and soffit.

Proposal: To reinstate the barge boards on the gable with the original design and approve the aluminum fascia and soffit except for the gable edges of the front façade.

Original Barge Board, Soffit and Fascia

Front façade gable showing aluminum fascia and before the barge board was removed.

Barge Board

The hipped roof front porch on the east elevation is supported by lathe-turned posts. The posts remain, however, the wood soffit and fascia on the porch and around the house was replaced by aluminum. The wood barge boards on the gable was also removed. Barge boards are attached to a gable to provide added strength, protection and aesthetics. They appear as an inverted 'V' under the edges of the roof verge, protecting the exposed materials much like a fascia.

9. Approve the removal of the chimneys.

Proposal: Approve the removal of the two chimneys.

Staff is asking for direction from the commission on whether to approve or deny the dormer.

Proposal: The applicant proposes the following changes to the dormer:

1. Change the roof shape from a pitch roof to a hip roof, to echo the hip roof at the front of the house. That would be in keeping with some of the roofline and would reduce some of the height of the dormer.
2. Change the siding of the dormer from vinyl to wood lap siding.
3. Change the one vinyl/slider window of the dormer with two double hung wood windows side by side.

Tenagra LLC

Maeli Merrill Nelson

Real estate agent investor

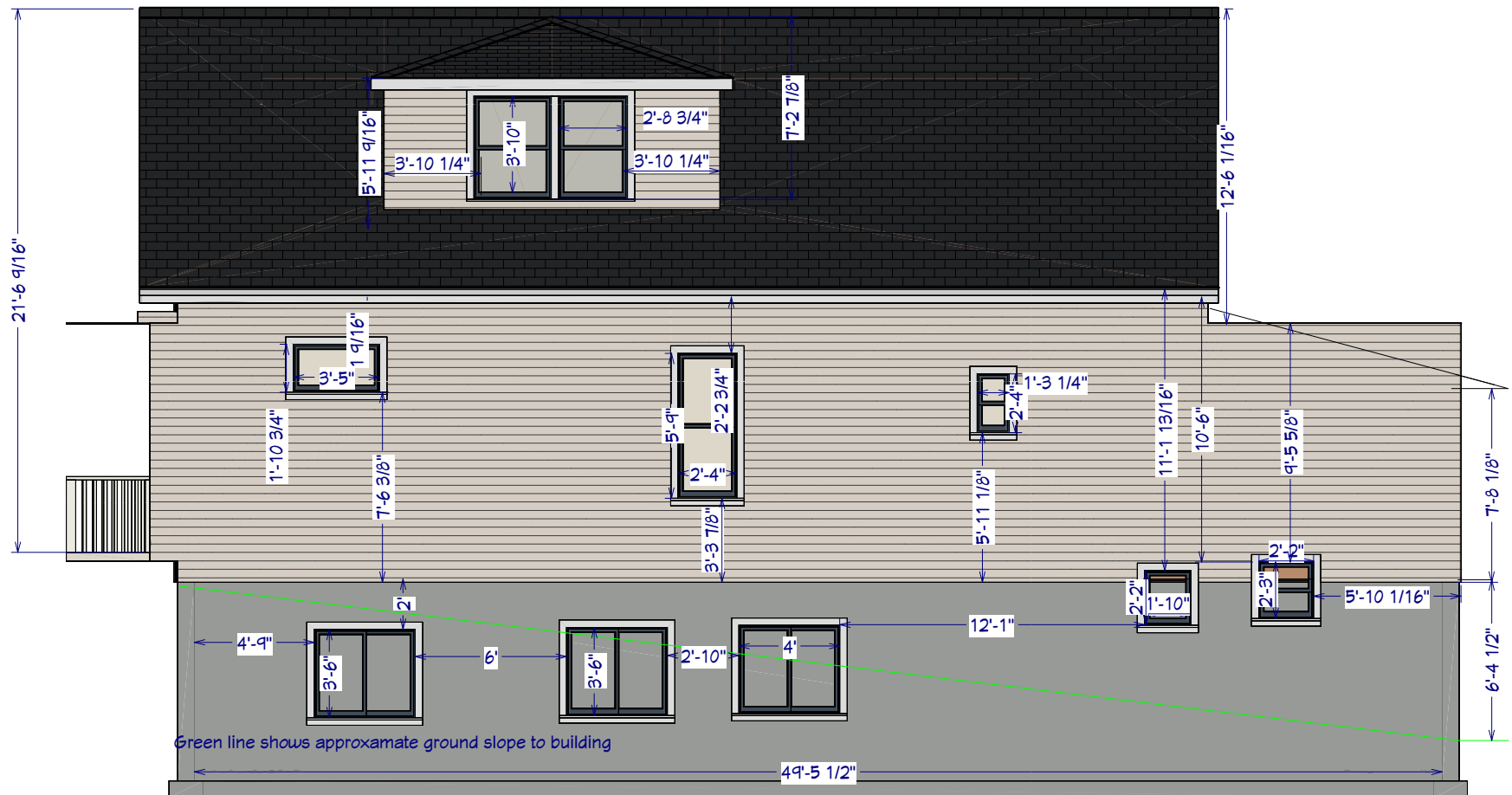
801.529.4575

Addition has shed roof , because of sotware limitations I cannot render the roof in this drawing.

Lower elevation is 14' above grade

Upper elevation is 15'7" above grade

The terrain slops from the front of the house at the top of the foundation to completely exposing the foundation wall just before the addition

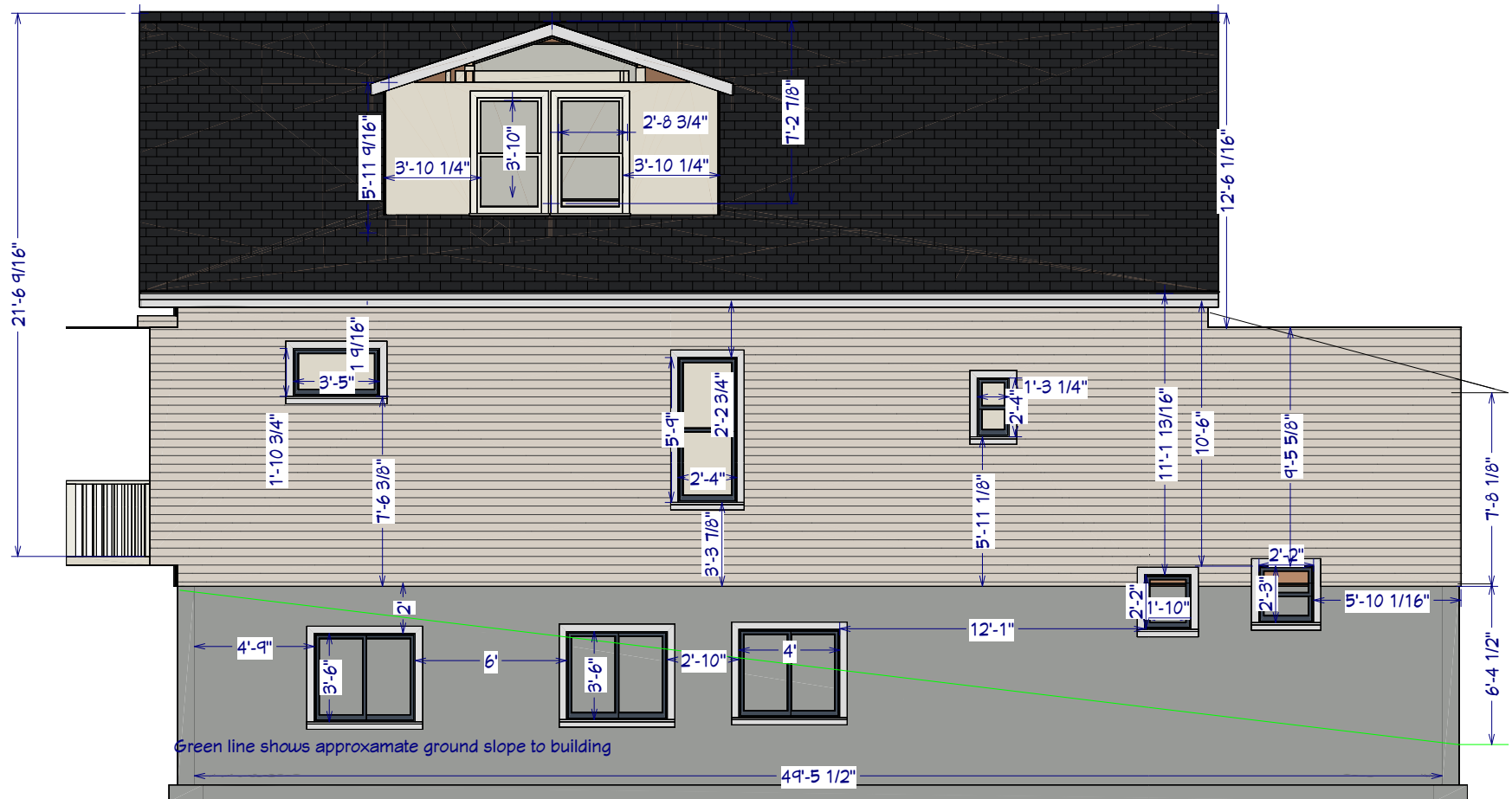


Addition has shed roof , because of software limitations I cannot render the roof in this drawing.

Lower elevation is 14' above grade

Upper elevation is 15'7" above grade

The terrain slopes from the front of the house at the top of the foundation to completely exposing the foundation wall just before the addition





ATTACHMENT C:

Historic Materials

HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property: **Salt, Alice & Ernest, House** Twnshp Range Section:
 Address: 229 N. Almond Street UTM:
 City, County: Salt Lake City, Salt Lake County USGS Map Name & Date:
 Current Owner Name: Dail J. Butler et al Salt Lake City North, 1998
 Current Owner Address: 1548 E. 4500 South, SLC, Utah 84117 Tax Number: 08 – 36 – 432 – 006
 Legal Description (include acreage): COM 73.5 FT E OF NW COR LOT 4 BLK 6 PLAT E SLC SUR S 32 FT E TO STREET NW'LY TO PT DUE E OF BEG W TO BEG. (0.07 ACRES)

2 STATUS/USE

<u>Property Category</u>	<u>Evaluation</u>	<u>Use</u>
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> eligible/contributing	Original Use: Domestic – single dwelling
<input type="checkbox"/> structure	<input type="checkbox"/> ineligible/non-contributing	
<input type="checkbox"/> site	<input type="checkbox"/> out-of-period	Current Use: Domestic – single dwelling
<input type="checkbox"/> object		

3 DOCUMENTATION

<u>Photos: Dates</u>	<u>Research Sources (check all sources consulted, whether useful or not)</u>
<input type="checkbox"/> slides:	<input checked="" type="checkbox"/> abstract of title
<input checked="" type="checkbox"/> prints: 2006	<input checked="" type="checkbox"/> tax card & photo
<input checked="" type="checkbox"/> historic: 1936	<input checked="" type="checkbox"/> city/county histories
	<input type="checkbox"/> personal interviews
	<input checked="" type="checkbox"/> building permit
	<input checked="" type="checkbox"/> USHS Library
	<input type="checkbox"/> sewer permit
	<input checked="" type="checkbox"/> USHS Preservation Files
<u>Drawings and Plans</u>	<input checked="" type="checkbox"/> Sanborn Maps
<input type="checkbox"/> measured floor plans	<input checked="" type="checkbox"/> obituary index
<input checked="" type="checkbox"/> site sketch map: Sanborn Map	<input checked="" type="checkbox"/> city directories/gazetteers
<input type="checkbox"/> Historic American Bldg. Survey	<input checked="" type="checkbox"/> census records
<input type="checkbox"/> original plans available at:	<input type="checkbox"/> biographical encyclopedias
<input checked="" type="checkbox"/> other: footprint from tax card, 1936	<input checked="" type="checkbox"/> newspapers
	<input checked="" type="checkbox"/> local library:
	<input checked="" type="checkbox"/> university library(ies): Marriott Library
	University of Utah

Bibliographical References (books, articles, interviews, etc.)
 Attach copies of all research notes, title searches, obituaries, and so forth.

[Ancestral File]. Available online at the Family Search website (www.familysearch.org).
 Carter, Thomas and Peter Goss, *Utah Historic Architecture, 1847-1940: A Guide*, Salt Lake City, Utah: University of Utah Press, 1988.
 Deseret News.
 Polk Directories, Salt Lake City, 1884-2003. Published by R.L. Polk & Co. Available at the Utah State Historical Society and the Marriott Library, University of Utah.
 [Salt Lake City Building Permit Cards and Registers]. Available at Salt Lake City Corp. and the Utah History Research Center.
 [Salt Lake County Tax Assessor's Cards and Photographs]. Available at the Salt Lake County Archives.
 [Salt Lake County Title Abstracts]. Available at the Salt Lake County Recorder's Office.
 Salt Lake Tribune.
 Sanborn Fire Insurance Maps for Salt Lake City, 1889, 1898, 1911, 1950, 1969, and 1986. Available at the Utah State Historical Society and the Marriott Library, University of Utah.
 United States Federal Census. Salt Lake City, Utah, 1900-1930.
 [Utah State Historical Society Burials Database]. Available online at Historical Society's website.

Researcher/Organization: Korral Broschinsky, Preservation Documentation Resource

Date: 2006

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: Victorian Eclectic / Side Passage No. Stories: 1½

Foundation Material: Stone Wall Material(s): Frame / Asbestos Siding

Additions: none ☒ minor major (describe below) Alterations: none ☒ minor major (describe below)

Number of associated outbuildings 1 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures.
Use continuation sheets as necessary.

The Alice and Ernest Salt House, built in 1896, is a Victorian cottage located at 229 N. Almond Street.¹ The house is much larger than it appears from Almond Street. Because of the steeply-sloped site, the house has a full-story basement below street level. The house has a simple gable roof with a ridgeline perpendicular to the street. The roof is covered in asphalt shingles (circa 1985). The frame house is currently sheathed with pink asbestos shingles, however it was original covered with drop-novelty siding and there were circular shingles in the gable trim. The hipped roof front porch on the east elevation (façade) is full-width and supported on lathe-turned posts. The window and door surround feature Victorian moldings. There raking cornice and other exterior woodwork is painted white. There is a two-story porch on the rear (west) elevation, probably added in 1927 according to a Salt Lake City building permit. In 1949, the lower portion of the porch was filled in as a room. The foundation of the house and addition combine stone and concrete. The original builder is unknown, but E. Durtschi was the builder of the 1927 porch addition.

The windows are original wood sash, most one-over-one double-hung windows. The front door is a new replacement, however the transom is intact. There is a basement entrance on the south elevation sheltered by a small shed roof. The decorative shutters are not original, but possibly installed at the end of the historic period. On the interior, the house has 960 square feet of space on both levels. There are three bedrooms and two baths, in addition to the main rooms. The property includes a small, contributing historic shed (circa 1900) south of the house. There is very little landscaping in the small yards surrounding the house.

The Alice and Ernest Salt House is located just south of the National Register-listed *Capitol Hill Historic District*, and within the Salt Lake landmark *Capitol Hill Historic District*. It has excellent historic integrity and is a contributing building in its eclectic Salt Lake City neighborhood.

¹ The address was originally 29 Grape Street.

5 HISTORY

Architect/Builder: Unknown

Date of Construction: 1896

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	<input type="checkbox"/> Government
<input type="checkbox"/> Archeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> Landscape	<input type="checkbox"/> Religion
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/	<input type="checkbox"/> Architecture	<input type="checkbox"/> Science
<input type="checkbox"/> Commerce	<input type="checkbox"/> Recreation	<input type="checkbox"/> Law	<input checked="" type="checkbox"/> Social History
<input type="checkbox"/> Communications	<input type="checkbox"/> Ethnic Heritage	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Community Planning	<input type="checkbox"/> Exploration/	<input type="checkbox"/> Maritime History	<input type="checkbox"/> Other
<input type="checkbox"/> & Development	<input type="checkbox"/> Settlement	<input type="checkbox"/> Military	
<input type="checkbox"/> Conservation	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

Much of the land on 200 North between West Temple and Almond Streets (Plat E, Block 6, Lots 1-4) was originally deeded to pioneer settlers Nicholas and Elizabeth Groesbeck. After the deaths of Elizabeth and Nicholas Groesbeck in 1883 and 1884 respectively, the property was divided among their children. Josephine Groesbeck Smith deeded the east portion of the property to William Stewart in 1893, who in turn sold it to George M. and Mary E. Bridwell later that year. The Bridwell owns the property at the time of construction, but it appears to have been a speculative house, because they did not live there.

The first known occupants are found on the 1900 census. They include three families: 1) John and Mamie Long with two children; 2) John and Roberta McDonald with five children; and 3) Ema [sp?] and Lucinda McMillan. Long was a druggist, McDonald was a railroad engineer, and McMillan was a quartz miner. The McDonald and McMillan families were recent migrants to Salt Lake City. The Longs were native Utahans.

In October 1902, the Bridwells sold the property to Thomas Homer, who sold it a year later to Alice E. Salt. Alice and Ernest Salt were the longest known occupants of the house. They lived there for the rest of their lives. Alice Ellen Read Salt was born in England in 1865. Ernest Walter Salt was also born in England in 1869. They were married in Salt Lake City in 1891. They are listed on Almond Street with their four children on the 1910 census. Ernest Salt was employed as a shoe salesman at the time. Three other households are also listed on the census: 1) Isabel McCune, a widow with two grown sons; 2) Isabel McCune Baird, her daughter, Isabel's husband Archibald, and their daughter; and 3) two sisters Caroline and Evaline Jensen. Walter McCune was a quartz miner, John McCune worked in a machine shop, and Archibald Baird worked for a coal business. The Jensen sisters were milliners.

Ernest W. Salt died in 1917. The 1920 census lists Alice E. Salt as head of household with three single children, and her married son, Howard W. Salt, and his wife, Ivie Lambourne Salt.² Two were employed. Mabel Salt was a public school teacher and Howard Salt worked as a general merchandise salesman. The 1930 census lists two households: 1) Alice and her second husband, Leonard Stone; and 2) Peter and Eliza Hansen and two children. Leonard Stone was an elevator operator. Peter Hansen was a janitor. Eliza Hansen worked at the local knitting factory. The city directories indicate Eliza Hansen remained in the house for many years after the death of her husband and continued to work for the Salt Lake Knit Works located just two blocks away. Alice Salt Stone died in 1936. The property was sold by her children to R. D. and Hilda Demarest in 1939. The Demarest family sold it to Ruby B. Cone, a long-time renter in 1953. It changed hands two more times before being acquired by the current owner in 1991. It continues to be used as a rental.

The Salt House is significant for its association with the development of the lower Almond Street neighborhood. It was one of the few houses built prior to 1900 in the topographically challenged neighborhood. The lives and occupations of the residents represent extended families living and working together in the Salt Lake City's downtown neighborhoods in the first half of the twentieth century. The Salt House is a contributing resource in its west Capitol Hill neighborhood.

² Almond/Grape Street is mistakenly listed as West Temple Street on the 1920 census.





229 N. Almond Street, Salt Lake City, Utah
Salt Lake County tax cards & photo, 1936

ATTACHMENT D:

Photographs



Front Façade – East Elevation



Rear Façade – West Elevation



Basement Door– South Elevation



South & East Elevations



North Elevation

ATTACHMENT E:

Analysis of Standards

21A.34.020.G - H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure

In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, 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.

Standard	Finding	Rationale
Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	Complies	The use of the structure will be a single family residential. No change of use is proposed.
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	Will partially comply	The windows, doors, soffit, fascia, barge board, and chimneys that were replaced and/or removed were character defining to the home. The loss of these elements has altered the historic character of the structure and compromised its historic integrity. The applicant is proposing changes to make alterations that will bring back some of the integrity of the historic character of the home. Except for the dormer, staff finds that the dormer has altered the roof of the historic home and does not comply with this standard.
Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.	Will comply	The doors used on the renovation are out of period and not architecturally appropriate. The front door will be replaced with an appropriate door. The second door on the basement will not be visible from the street and will not be replaced. This standard will be met.
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	Not Applicable	No additions will be removed or significantly altered. This standard does not apply.
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Will comply	The detail and craftsmanship of the barge board on the gable end of the front façade was replaced with aluminum fascia and as a result has impacted the character of the home. The barge board will be reinstated. The windows, the door, and siding will be replaced will be replaced with appropriate material and design. The historic integrity of the structure will be reinstated.

Standard 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.	Will comply	Most of the alterations that happened recently with the renovation do not meet this standard. However, the proposed replacement of windows, doors, soffit, fascia, siding and barge board with appropriate material and design will meet this standard. The dormer is not a repair or replacement, so the standard does not apply to the dormer.
Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	Not Applicable	The proposal does not include treatments of existing historic materials. This standard does not relate to this proposal.
Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.	Does not comply	The design, size, and material of the new dormer is incompatible with the character of the property and has a negative effect on the historic home.
Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.	Will comply	The alteration of the windows, doors, soffit, fascia and chimneys could be reversed. These elements will be replaced with appropriate material and design. The historic integrity of the structure will be reinstated.
Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.	Will comply	This proposal includes the use of vinyl siding on the rear addition and on the dormer. However, the vinyl on the rear of the home will be replaced with fiber cement and on the dormer, it will be replaced with wood.

<p>Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title.</p>	<p>Not Applicable</p>	<p>Signage is not part of this proposal. This standard does not apply.</p>
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ATTACHMENT F:

Applicable Design Guidelines

The following are applicable historic design guidelines related to this request. The following applicable design guidelines can be found in [*A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*](#).

Chapter 3: Windows

Design Objective: The character-defining features of historic windows and their distinct arrangement should be preserved. In addition, new windows should be in character with the historic building. This is especially important on primary facades.

3.1 The functional and decorative feature of a historic window should be preserved.

- Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and the groupings of windows.
- Frames and sashes should be repaired rather than replaced whenever conditions permit.

Replacement Windows

While replacing an entire window assembly is discouraged, it may be necessary in some cases. When a window is to be replaced, the new one should match the appearance of the original to the greatest extent possible. To do so, the size and proportion of window elements, including glass and sash components, should match the original. In most cases, the original profile, or outline of the sash components, should be the same as the original. At a minimum, the replacement components should match the original in dimension and profile and the original depth of the window opening (reveal) should be maintained.

3.5 A replacement window should match the original in its design.

- If the original is double-hung, then the replacement window should also be double-hung, or at a minimum appear to be so.
- Match the replacement also in the number and position of glass panes.
- Matching the original design is particularly important on key character-defining facades.

3.6 Match the profile of the sash and its components, as closely as possible to that of the original window.

- A historic wood window has a complex profile within its casing. The sash steps back to the plane of the glazing (glass) in several increments.
- These increments, which individually are measured in fractions of an inch, are important details.
- They distinguish the actual window from the surrounding plane of the wall.
- The profiles of wood windows allow a double-hung window, for example, to bring a rich texture to the simplest structure.
- These profiles provide accentuated shadow details and depth to the facades of the building.
- In general, it is best to replace wood windows with wood on contributing structures, especially on the primary facades.

- Non-wood materials, such as vinyl or aluminum, will be reviewed on a case-by-case basis. The following will be considered:
 - o Will the original casing be preserved?
 - o Will the glazing be substantially diminished?
 - o What finish is proposed?
 - o Most importantly, what is the profile of the proposed replacement window?

3.7 In a replacement window, use materials that appear similar to the original.

- Using the same material as the original is preferred, especially on key character-defining facades.
- A substitute material may be appropriate in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish.
- Installing a non-wood replacement window usually removes the ability to coordinate the windows with an overall color scheme for the house.

Chapter 4: Doors

Design Objective: The character-defining features of a historic door and its distinct materials and placement should be preserved. In addition, a new door should be in character with the historic building. This is especially important on primary facades.

4.1 Preserving the functional, proportional and decorative features of a primary entrance is important.

- These features may include: the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights, and any associated porch or hood.
- Maintain the position and function of an original front doors and primary entrance.
- If necessary, use a replacement door with a design and finish similar to the historic door.

Replacement Doors

While replacing an entire door assembly is discouraged, it may be necessary in some cases. When a door is to be replaced, the new one should match the appearance of the original. In replacing a door, one should be careful to retain the original door opening location, door size and door shape. In addition, one should consider the design of the door, choosing a replacement that is compatible with the style and type of the house.

4.4 A design that has an appearance similar to the original door or a door associated with the style of the house should be used when replacing a door.

- When the appearance of the original door is unknown, other properties of similar style and period may provide evidence of appropriate design directions.

Chapter 7: Roofs

Design Objective: The character of a historical roof should be preserved, including its form, features and materials whenever feasible.

7.1 The original roof form and features should be preserved.

- Altering the angle of a historic roof should be avoided.
- Maintain the perceived line and orientation of the roof as seen from the street wherever possible.
- Historic chimneys and their details should be retained.
- Historic dormers and their details should be retained.

Dormers

Historically a dormer was sometimes added to create more head room in upper floors or attic spaces. It typically had a vertical emphasis and was usually placed singly or in a pair on a roof. One exception to this would be a more horizontal proportion often found in the bungalow style. A dormer did not dominate a roof form, as it was subordinate in scale to the primary roof. Thus, a new dormer should always read as a subordinate element to the primary roof plane. A new dormer should never be so large that the original roof line is obscured. It should also be set back from the roof edge and located below the roof ridge in most cases. In addition, the style of the new dormer should be in keeping with the style of the house.

7.5 When planning a roof-top addition, the overall appearance of the original roof should be preserved.

- An addition should avoid interrupting the original ridgeline whenever possible.

ATTACHMENT G:

Public Process & Comments

PUBLIC NOTICE

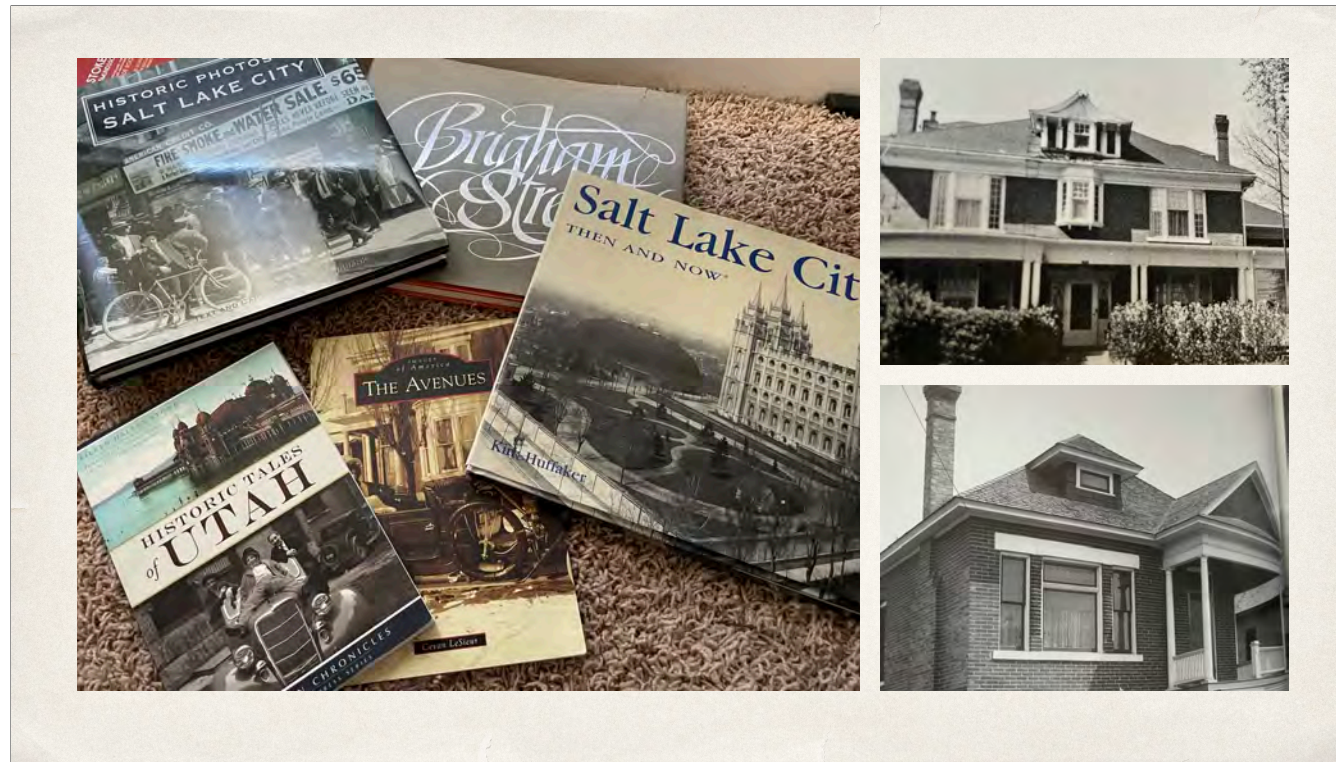
The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- The notice for the Historic Landmark Commission public hearing was mailed on April 22, 2021. Notices were mailed to property owners/residents within 300 feet of the proposal
- The subject property was posted on April 26, 2021.
- Public notice posted on City and State websites and Planning Division list serve on April 22, 2021.

PUBLIC INPUT

Prospective buyer sent a presentation, please see following pages.

229 N. Almond St.



When we first heard of the issue with the dormer, my first instinct was to pull out all my books about historic Utah. As a lover of architectural history, I have a number of them. In each book I saw many examples of dormers.



In a wide range of varieties and styles. Some with hipped roofs, some with bungalow homes, some single, some double-paned.



A Preservation Handbook
for Historic
Residential Properties & Districts
in Salt Lake City

Realizing the history of dormers may not be the issue, I then turned to the Preservation Handbook.

Dormers

Found in almost all architectural styles before Victorian.

- ❖ Gothic Revival (1865-1880)
- ❖ Italianate (1870-1899)
- ❖ Second Empire (1870-1890)
- ❖ Victorian (Almond St)

I found out that dormers do, indeed, have a long history in Utah architecture dating back almost to the beginning of Utah's settlement.

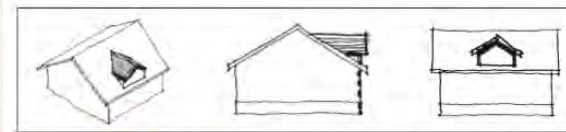
Characteristics

Complex Massing

The massing of Victorian era homes is often a profusion of towers, turrets, dormers, gables, bay windows and porches. Even small homes look complicated through the use of a cross-wing floor plan and roofs with a variety of planes and slopes.

Shingles are the most commonly used embellishment on Victorian era homes in Salt Lake, especially in gable ends and dormer walls.

Chimneys and dormers can be major character-defining features of the roofscape, and are often designed to great effect to crown and embellish the architectural composition. In many instances they combine functionality with great decorative impact.



Gabled Dormer: appropriate for most architectural styles.

I then read that in Victorian homes have these characteristics and that the gabled type (the sort on this home) is appropriate for most architectural styles.

Preservation

The creative use of dormers provides significant additional space in a way that complements the design of the house.

the most common. In some cases, owners simply added dormers to an existing roof, creating more usable space without increasing the footprint of the structure.

This tradition of adding onto historic buildings should continue. It is important, however, that new additions preserve the historic character of the original building.

Two distinct types of additions should be considered: ground level additions, which involve expanding the footprint of the structure, and attic additions, which are usually accomplished by installing new dormers to provide more living space and headroom in an attic or second floor space. In either case, the addition should be sited

Window reveals and contemporary detailing to the porch and front dormer window add both a visual strength and human scale interest.

Then I looked at the recommendations for preservation and found that the addition of dormers has its own history with a tradition that is encouraged to continue. A dormer is a specifically designated method of creating more space in a historical home.

Specifications

- ❖ added to create more head room in upper floors or attic spaces. ✓
- ❖ typically had a vertical emphasis and was usually placed singly or in a pair on a roof. ✓
- ❖ set back from the roof edge and located below the roof ridge in most cases. ✓
- ❖ the style of the new dormer should be in keeping with the style of the house. ✓
- ❖ did not dominate a roof form, as it was subordinate in scale to the primary roof. ✗

I checked the specifications of dormers against what the dormer on Almond street accomplishes. It meets all the criteria, as far as I can tell, except in one area: the size.



I did find, however, that some of the historical homes in my books did have dormers much larger than the others.



In a recent walk around the Almond St house and Capital Hill neighborhood, we encountered many different types of dormers. Many of them just as large or larger, some with sloped roofs, some obscuring the original roof line, some with two windows or a double dormer, some possibly original...



Others definitely later additions like the first here that interrupts the original roof construction, the second one made with different material juts out overbearingly (was almost hard to look at), and the third built much larger right behind a pre-existing chimney also from different materials than the original structure. So large dormers in the same neighborhood also have lasted or sprung up in different iterations all over, making this one fit right in with its historical counterparts.



In looking at the structure before the rehabilitation, a large tree blocked most of what might have been seen of the roof where the dormer is now placed, and in some of the pictures, the dormer barely peaks out from the other side of the house. In the two comparison shots (middle) of the front of the house, it can barely be seen. Regardless, the disrepair of the house was greatly improved even with the addition of the dormer.



Moreover, what the dormer allows is an entire level of living space that was previously unlivable, including a bedroom and loft that looks out on historic West Temple. But more than that, what it did was make it a place that our family would like to make our forever home. Please help us make this dream of ours a reality. The power to do that is in your hands.

- ❖ Hello, I'm Clete Johansson and my husband, Gregory Walters and I are the ones wanting to purchase the house in question for us and our two sons.
- ❖ First, I would like to say that I love historical buildings and the connections to the history of our city. I love that there's a department devoted to preserving them. I admire and respect the efforts and commitment you have to making sure that part of our city's past remains with us to the present day. One of the things I loved the most about this house, when we first saw it, was the history that came with it. The fact that it coincides with Utah's first year of statehood, the portions of old road still visible, and the quaint Victorian prairie house exterior won me over instantly. When we walked inside, my husband fell in love with the interior, a very different view of the same house. In many ways, the house feels like a symbol of who I am, of who we are. I have pioneer ancestry, much like this house, but inside, I'm a little different than my ancestry. Although externally I may have all the attributes and history of a certain way of life, my interior life took a much different path than the one I'd imagined before I came out in my late 20s. There were some struggles and difficulties that changed me from the inside and, although the change was painful, they've made me the person I am today. Not completely one thing or another, an old thing or a new, but a sort of hybrid of both. Respecting the newer version I'd become while honoring the other aspect that created me. Like the house, I'm not as young as I used to be and there are portions of me that—like a dormer or reading glasses or children—have suddenly appeared with the progression of life and time.
- ❖ I can understand that, for some of you, the idea of compromising on one issue might feel like a compromise on your character. Or that this one compromise will lead to a myriad of others. In many ways, this entire past year has felt like an exception to everything. I teach at a high school that serves a large portion of underrepresented communities and at the beginning of this year I had a teacher come to me distressed because she was going to do something she had never done before and allow her students to turn in late work and change her grading scale so more students could pass her class. She worried that her reputation and character would be compromised in doing so. We discussed the extenuating circumstances and I reassured her that everyone recognizes her and what she stands for, that this didn't mean she would forever after have to compromise her standards, that no one would think less of her for having compassion on so many students struggling through a difficult time. I believe the same of this decision today. The compassion shown in allowing two men—who sometimes feel left out or deliberately excluded from this city's vivid and robust history—to live in and honor a home that feels so much like a representation of who they are, will not compromise anything that you stand for or believe in, even if it's just in this one instance. Those we know and people we talk to will hear of the commitment to preservation paired with the compassion of this department in embracing something perhaps not quite the same as the others, but just as determined to honor the past that brought us here. Thank you.

