



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Madison Blodgett, Principal Planner
Madison.blodgett@slc.gov, 6412511727
Date: August 6, 2026
Re: PLNHLC2026-00368, Major Alteration at 378 N Quince St

Major Alteration

PROPERTY ADDRESS: 378 N Quince St
PARCEL ID: 08-36-283-002-0000
MASTER PLAN: Capitol Hill
ZONING DISTRICT: SR-1A

REQUEST:

Upwall Design, on behalf of the property owner, requests approval for a major alteration to the Carlson House, a local landmark site located at 378 N Quince Street within the Capitol Hill Local Historic District. The proposal includes removal of non-original rear addition and construction of a new two-story addition that extends along Quince Street.

RECOMMENDATION:

Approval of the request with the following conditions:

1. New windows will have a minimum 3" reveal on street facing façade.
2. Final design details are delegated to staff.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Plan Set](#)
- C. [ATTACHMENT C: Property & Vicinity Photos](#)
- D. [ATTACHMENT D: National Register Nomination Form](#)
- E. [ATTACHMENT E: SR-1A Zoning Standards](#)
- F. [ATTACHMENT F: Major Alteration Standards](#)
- G. [ATTACHMENT G: Public Process & Comments](#)

PROJECT DESCRIPTION

The subject property is a local landmark known as the Carlson House, located within the Capitol Hill Local Historic District and SR-1A zoning district.

This is a request for a major alteration for construction of a new two-story addition to the house. The request includes removal of existing rear additions and removal of a detached garage to accommodate the proposed new addition.



BACKGROUND

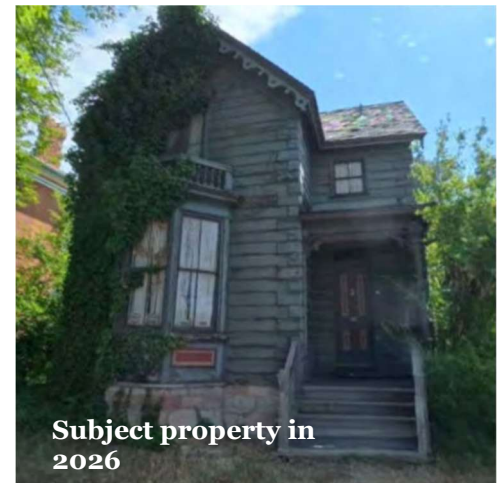
The subject property is an interior lot that fronts Quince Street. The lot is large, approximately 17,873 square feet and has an atypical shape due to a narrow extension of the lot to the north fronting on 400 N that is used to access parking for the property. It contains a single-family residence that was constructed in 1874. The home was built by August W. Carlson, hence the name Carlson House, who purchased the property in 1872. The structure is designed in the Carpenter Gothic architectural style and is recognized as the first of this style constructed in the Capitol Hill area. It remains one of the most intact and significant examples of Carpenter Gothic residential architecture still standing in Salt Lake City.

The Carlson House was listed as a landmark site primarily for its architectural significance as one of the earliest and most intact examples of Carpenter Gothic residential architecture in Salt Lake City. Its association with August W. Carlson, an early Capitol Hill resident, also contributes to its significance.



Carpenter Gothic, also known as Rural Gothic, is a take on Gothic Revival architecture that was popular at the time, but utilizing carpentry and applied to wood structures often in rural areas. Peaking in popularity from the 1840s to 1860s for most of the U.S, but it remained popular through the 1890s in the western part of the country. Common features of this style include ornamental details such as gingerbread trim, steep gables and pointed arches. A prominent feature and namesake of this style is the ornamentation on gable ends, windows frames, corbels, and railings is carved from wood, made possible by the invention of the steam powered scroll saw in the early 1800s. The Carpenter Gothic features found on the subject property include gingerbread trim, steep gable walls, intricate window pediments, front bay windows and balcony.

The building retains its defining Carpenter Gothic features, contributing to the architectural and cultural character of the historic district.

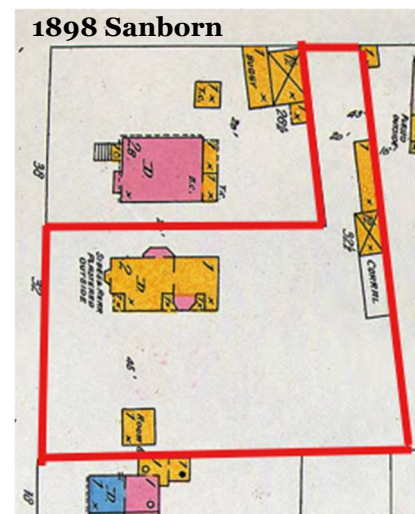


PROJECT DETAILS

Removal of Detached Garage and Existing Addition

Detached Garage: There is a detached garage in the rear of the property that will be removed. According to the City's permit records, the garage was constructed in 1989. A garage area for parking is incorporated into the proposed addition.

Existing Addition: The rear of the home has an existing one-story addition with a footprint of approximately 750 square feet that will be removed as part of this request. Based on Sanborn maps and a 1974 Salt Lake City permit card, the addition appears to have been constructed in two phases. The portion directly attached to the original house was in place by 1898, and permit records indicate that it was expanded to the rear in 1988. Although at least part of the addition has existed for some time, it's not a character defining feature of the house. The historic site form only mentions that the additions are present and that they "fit in with the character of the house and do not significantly alter its appearance." As discussed in the Background section of this report, the significance of the Carlson House is in its architectural style, and the existing addition does not reflect this style nor contribute to the historic character of the house, and its removal will not negatively impact the historic integrity of the landmark site.



D. M. I. 104 BM

Address 378 Quince Street Date March 27 1974

Owner "August W. Carlson Home"

Historical Reg # 10

Building Permit No. no permits ever issued - 7-2-74

Electrical Permit No. 30970, 6-3-88, Add. 240#, VAL 29,000, 8-

5/15/89 add det. garage 310# \$7,520 VAL

Building Permit No. 56502 - EIC work

Electrical Permit No. 56501 - 1/25/91 - 120VACE

Plumbing Permit No. 56500 - 1/25/91 - 7 Plog. Fixtures

~~Building Permit No. 56503 - 1/25/91 - 120VACE~~

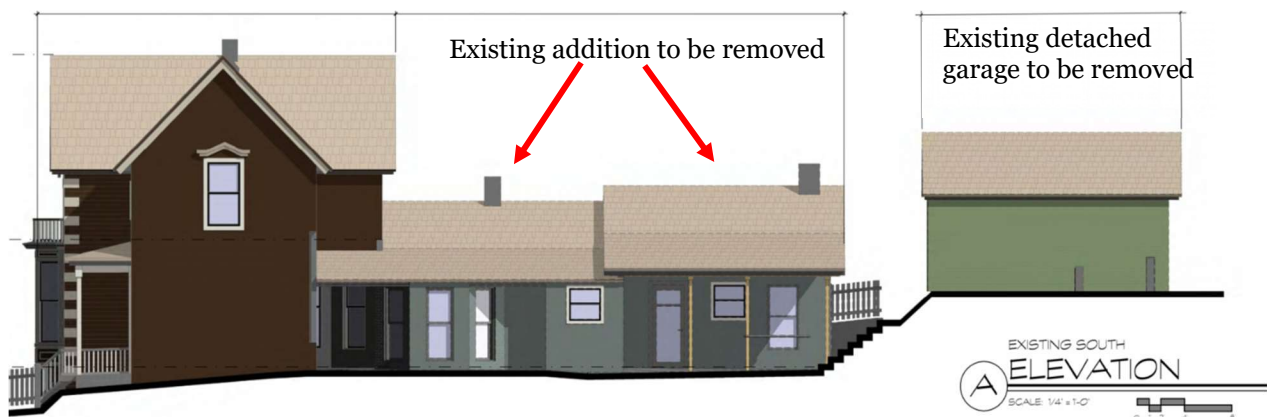
Electrical Permit No. _____

Plumbing Permit No. _____

Electrical Permit No. _____

Electrical Permit No. _____

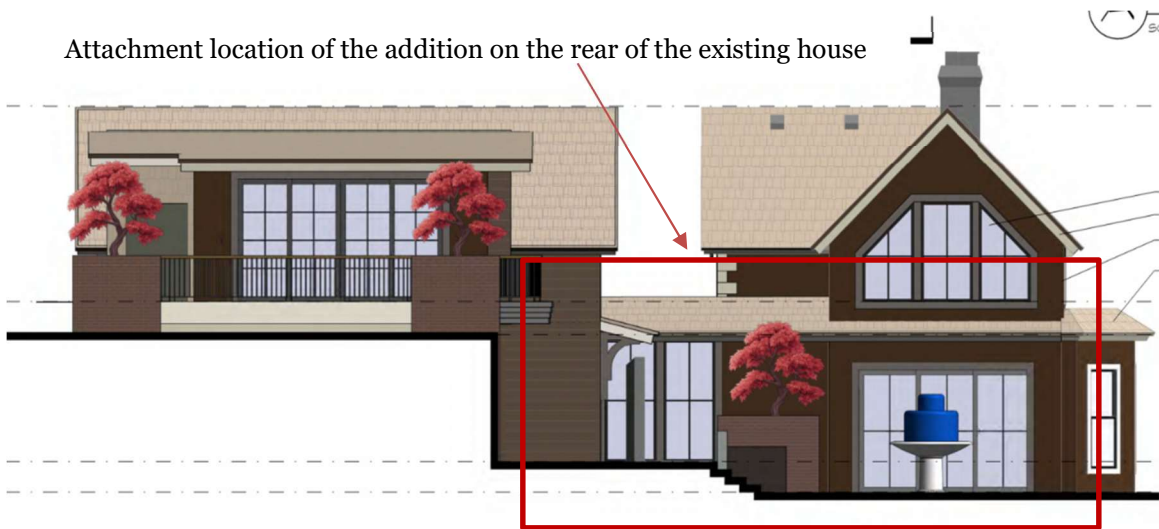
**building permit for addition
extension & detached garage**



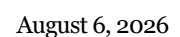
Proposed Addition

The proposed addition has a footprint of 2,272 square feet and gross floor area of 3,587 square feet, which includes an unfinished basement used for storage and attached garage. The proposed height of 25' will match the existing structure.

<u>Proposed Addition</u>	<u>Existing House</u>
Height: 25'	Height: 25'
Stories: 2	Stories: 2
Footprint: 2,272 sqft	Footprint: 554 sqft
Materials: wood, stucco, brick, cedar shake	Materials: wood & stucco



The proposed addition is attached to the existing house by a glazed linking feature that aligns with the existing rear wall. From this connection, the addition extends approximately 41 feet to the south, parallel to Quince Street and is set back approximately 12 feet from the front façade of the existing house. The bulk of the addition extends toward the rear (east) of the property and is positioned to the side, framing an area behind the existing house to be used as backyard space. The proposed addition is setback 22 feet from the south property line, 11 feet from the north property line, and 34 feet setback from the rear property line. These setbacks are greater than what is required in the SR-1A zoning district. This proposed placement ensures the historic home remains visually dominant, creates a backyard area, and provides spacing around the side and rear of the property that is compatible with the established development pattern in the neighborhood.



Massing

The addition features varied massing components that step down toward the rear of the lot, reducing visibility and ensuring the historic home continues to be visually prominent from the streetscape. The addition roofline is pitched and incorporates gables complementing the roofline of the existing house. The linking element introduces visual separation between old and new construction.



Height

The addition has a proposed height of 25 feet. Although the proposed height exceeds the maximum height of 23 feet in the SR-1A zoning district, the proposed height matches the height of the existing structure. Per [21A.06.050.C.6.f](#), the Historic Landmark Commission has the authority to approve certain modifications to zoning standards if it furthers the



purpose of the Historic Preservation Overlay. Granting a modification to building height allows the addition to be consistent with the height of the existing structure and the surrounding neighborhood.

Windows and Doors

The front façade windows of the addition are designed as a modern interpretation of the original two over two double-hung bay windows and are recessed a minimum of 3". The entry is recessed to reflect the pattern of the historic home, including a covered porch element supported by a single column. The windows proposed for the rear and sides of the addition follow the two over two style and are not visible from the street. On the existing house, sliding glass doors will be installed on the rear of the first story to provide access to an outdoor dining area.

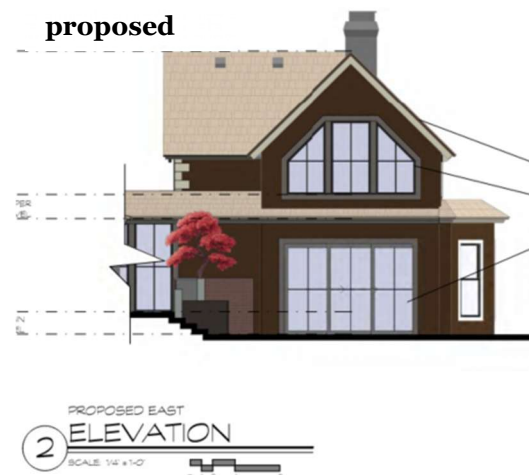
Materials

Materials include reclaimed horizontal wood siding, hard-coat stucco, brick, and cedar shake roofing, chosen for compatibility with the original house's wood and stucco exterior. These contemporary materials remain intentionally subdued to maintain the historic house as the site's focal point.



Overview of Proposed Work on Existing House

In addition to removal of the existing single-story addition discussed earlier in the report, minor exterior work is proposed for the historic structure, including repainting siding and trim, replacing existing asphalt shingles with cedar shake shingles, and installing new non-visible picture windows on the second story of the rear façade. These alterations do not affect character-defining features and have been reviewed as a separate minor alteration, petition number PLNHLC2026-00614.



APPROVAL PROCESS AND COMMISSION AUTHORITY

The applicant has applied for a Major Alteration to a landmark site and contributing structure in the Capitol Hill Local Historic District. The Historic Landmark Commission has decision making authority for this application per [21A.34.020.F.2](#).

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Compliance with Zoning & Historic Preservation Standards
2. Visibility and Streetscape Compatibility
3. Development Potential

Consideration 1: Compliance with Zoning & Historic Preservation Standards

The proposed project is located within the SR-1A Special Development Pattern Residential District and is a designated local landmark site and contributing structure in the Capitol Hill Local Historic District, requiring dual compliance with both the zoning ordinance and the Standards for Alteration of a Landmark Site in [21A34.020.G](#). Staff has reviewed the proposal against these standards including compatibility with the landmark site, district character, appropriate scale and massing, and preservation of historic features. The addition is compatible not only with the streetscape but also with the historic landmark site. The addition will not negatively impact the historic integrity of the landmark site and is designed so the Carlson House remains the visually prominent and character defining structure.

A detailed assessment of the project's compliance with applicable zoning provisions and historic preservation standards is provided in Attachments [D](#) and [E](#), which contain staff's full analysis and findings.

Consideration 2: Visibility and Streetscape Compatibility

Staff evaluated the proposal for visibility from the public way and overall compatibility with the existing streetscape. Although the addition's footprint is large relative to the historic structure, its recessed placement, reduced visibility, and use of compatible materials ensure the historic house remains the dominant feature on the site.

Due to the natural grade change between the sidewalk and the project site, the building sits above street level. This elevation helps reduce the perceived mass of the structure from the pedestrian viewpoint and softens its overall visual impact along the street. As a result, views from the sidewalk are less direct, and the presence appears more subdued than a similarly scaled structure on a flat lot, maintaining the prominence of the historic structure. Further reducing visual impact, the addition is set back 12' farther from the front property line than the existing house. This additional setback, combined with the grade change, significantly reduces the visibility and impact to the streetscape.

The proposal incorporates façade articulation, pedestrian scaled elements, and compatible contemporary materials that are in line with [21A.34.020.G.8](#), which permits contemporary design so long as it does not destroy significant historic material and remains compatible in size, scale, color, material, and overall character. These contemporary elements are intentionally subdued, and do not negatively impact the historic house. Their design and placement allow the historic home to remain visually primary, while the elevated grade helps modern elements blur behind the prominence of the historic features of the existing house.



Consideration 3: Development Potential

The subject property totals 17,873 square feet, substantially larger than the minimum lot size of 5,000 square feet required for a single-family dwelling or 8,000 square feet required for duplex or twin home in the SR-1A Special Development Pattern Residential District. Based on the zoning standards, the lot has capacity for additional development beyond the existing single-family home. For example, the lot is large enough that two separate single-family dwellings, a duplex, or twin home could potentially be built. Additionally, a development that utilizes Zoning Incentives could increase the development potential further.

Because the site contains unused development potential, staff recognizes the importance of supporting modifications that enhance the livability and functional use of the existing historic home. The proposed addition utilizes only a portion of the available development capacity and is designed in a manner that maintains the historic character of the landmark site. The project's approach of expanding the existing residence aligns with both the preservation goals of the Preservation Overlay and the intent of the SR-1A zone to maintain the character of older single-family neighborhoods while allowing improvements and appropriate alterations.

STAFF RECOMMENDATION

Overall, staff finds the proposed addition appropriately subordinate to and compatible with the historic Carlson House due to its placement, massing, materials, and separation via a linking feature. While the addition is larger than the original structure, its design preserves the prominence of the historic house and maintains compatibility with the overall landmark site as well as compatibility with the streetscape and historic context of the Capitol Hill Local Historic District. Based on these factors and the analysis of the project against the standards in [21A.34.020.G](#) and [21A.24.020](#) outlined in this staff report, it is staff's recommendation to approve the proposal with the following conditions:

1. New windows will have a minimum 3" reveal on street facing façade.
2. Final design details are delegated to staff.

NEXT STEPS

Approval of the Request

If the request for a Major Alteration is approved by the Historic Landmark Commission, a Certificate of Appropriateness will be issued. The applicant will be required to obtain all the necessary permits and approvals prior to proceeding with any work.

Denial of the Request

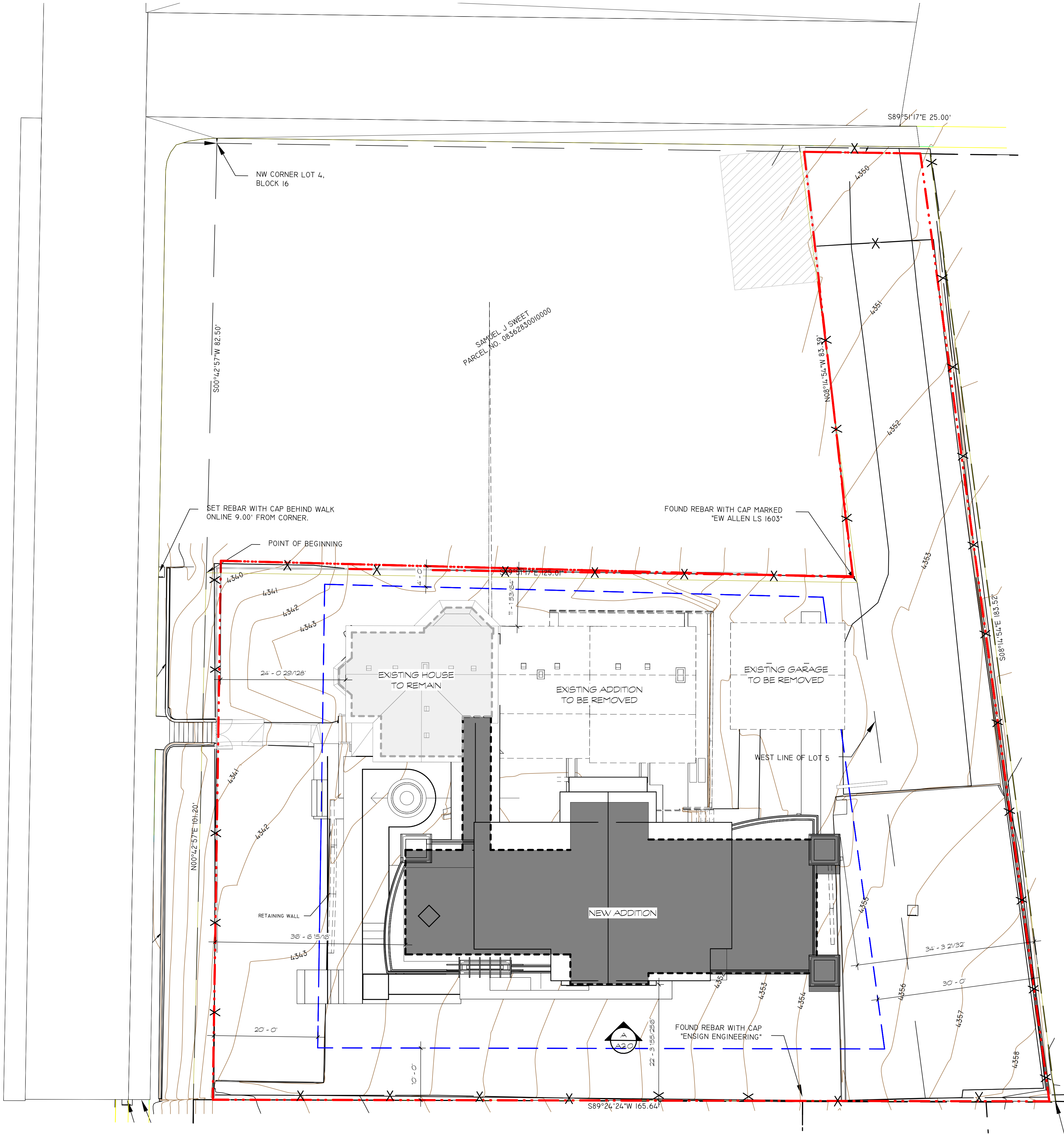
If the request is denied, a COA would not be issued to the applicant, and any new proposal would require submittal of a new application. The applicant may appeal the decision by submitting an application within 30 days of the decision. Any other party negatively affected by the decision may submit an appeal within 10 days of the of the decision.

ATTACHMENT A: Vicinity Map

Vicinity Map



ATTACHMENT B: Plan Set



- APPROVALS
- SITE GENERAL NOTES
- 1

CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
- 2

CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
- 3

REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION.
- 4

SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. (RC R401.3).
- 5

RETAINING WALLS (4' OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC- AND/OR WIND-GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

KEYNOTES

NUMBER	DESCRIPTION
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Area Schedule (Rentable)

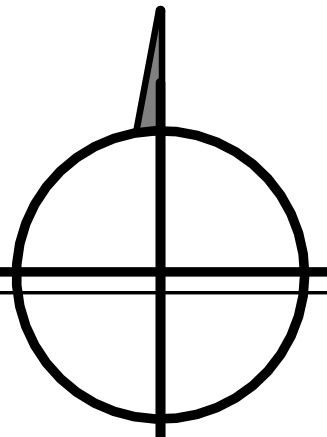
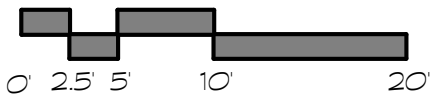
Name	Area	Comments	PERCENTAGE
EXISTING GARAGE TO BE REMOVED	369 SF		2%
EXISTING TO REMAIN	544 SF		3%
EXISTING TO BE REMOVED	753 SF		4%
NEW CONSTRUCTION	2272 SF		13%
REMAINING LOT AREA	13935 SF		78%
TOTAL LOT AREA: 5	17873 SF		

Project Floor Elevations

LOT COVERAGE	4500' - 0"
EXISTING ROOFLINE	4370' - 10"
UPPER LEVEL	4358' - 0"
EXISTING UPPER LEVEL	4355' - 10"
MAIN LEVEL	4347' - 6"
EXISTING MAIN LEVEL	4345' - 6"
LOWER LEVEL	4337' - 0"

SITE PLAN

SCALE: 1" = 10'-0"



01 JUNE 2026

REVISIONS

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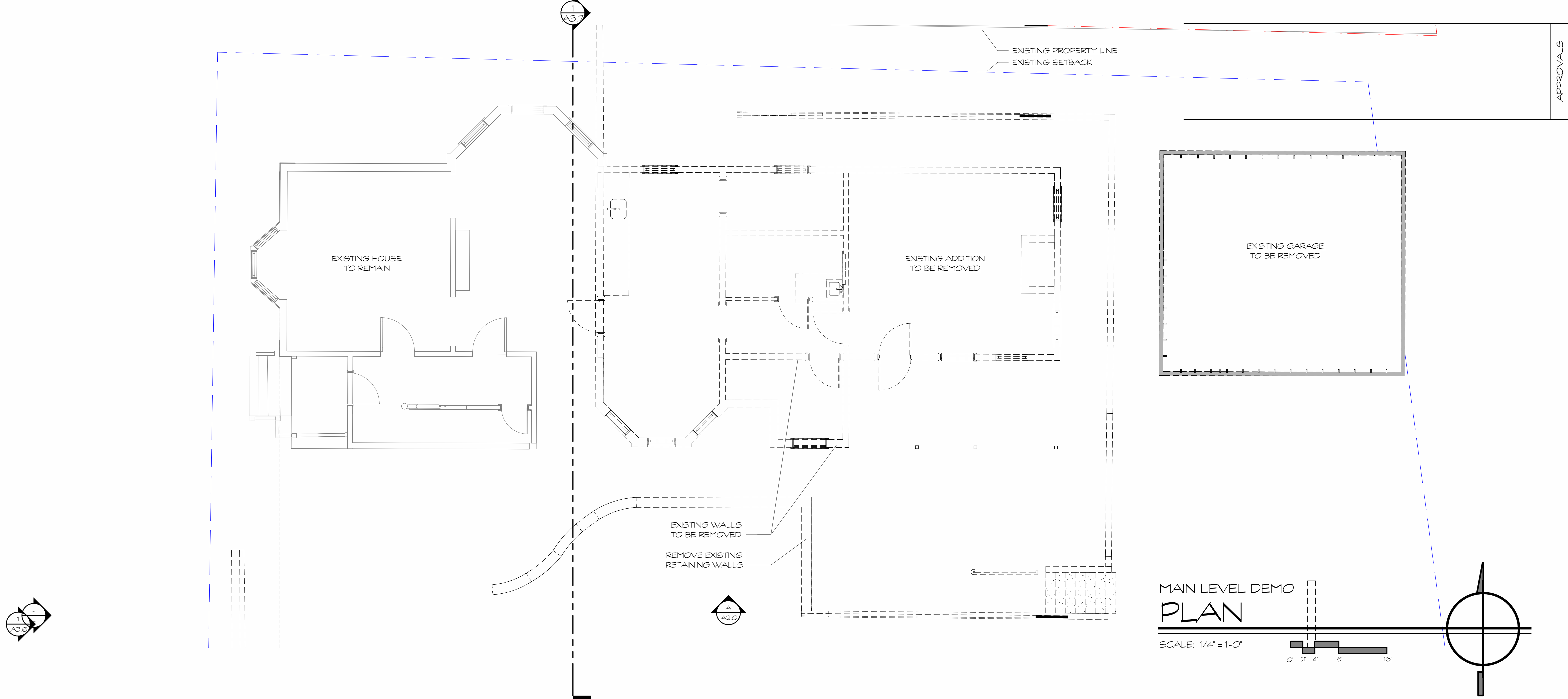
UPP W A L L E N
D E S I G N

1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

A1.1

SITE PLAN

A NEW DESIGN FOR THE :
SWEET RESIDENCE
378 Quince St., Salt Lake City, Utah
84103



01 JUNE 2026

REVISIONS

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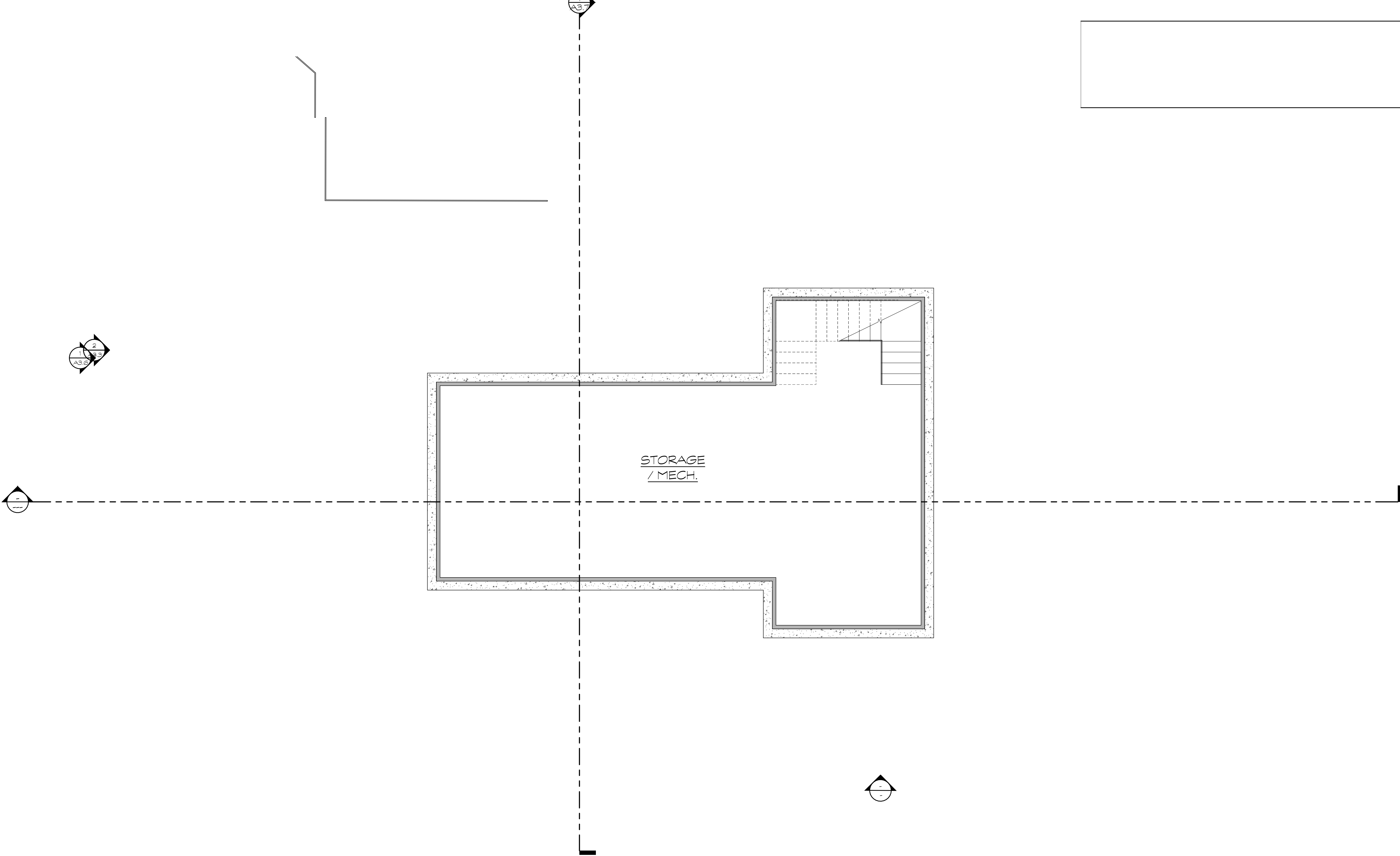
84403

A NEW DESIGN FOR THE:
SWEET RESIDENCE
378 Quince St., Salt Lake City, Utah

UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

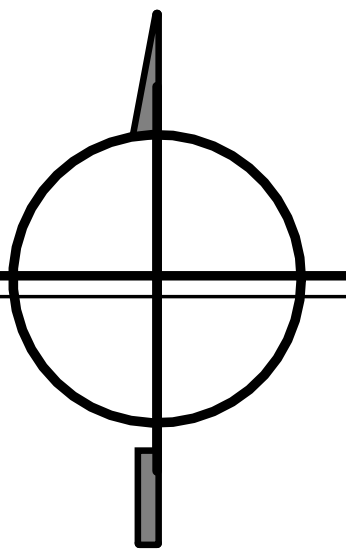
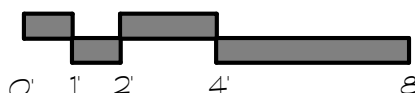
A2.0

1/8" DEMO PLANS



LOWER LEVEL
PLAN

SCALE: 1/4" = 1'-0"



APPROVALS

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REVISIONS

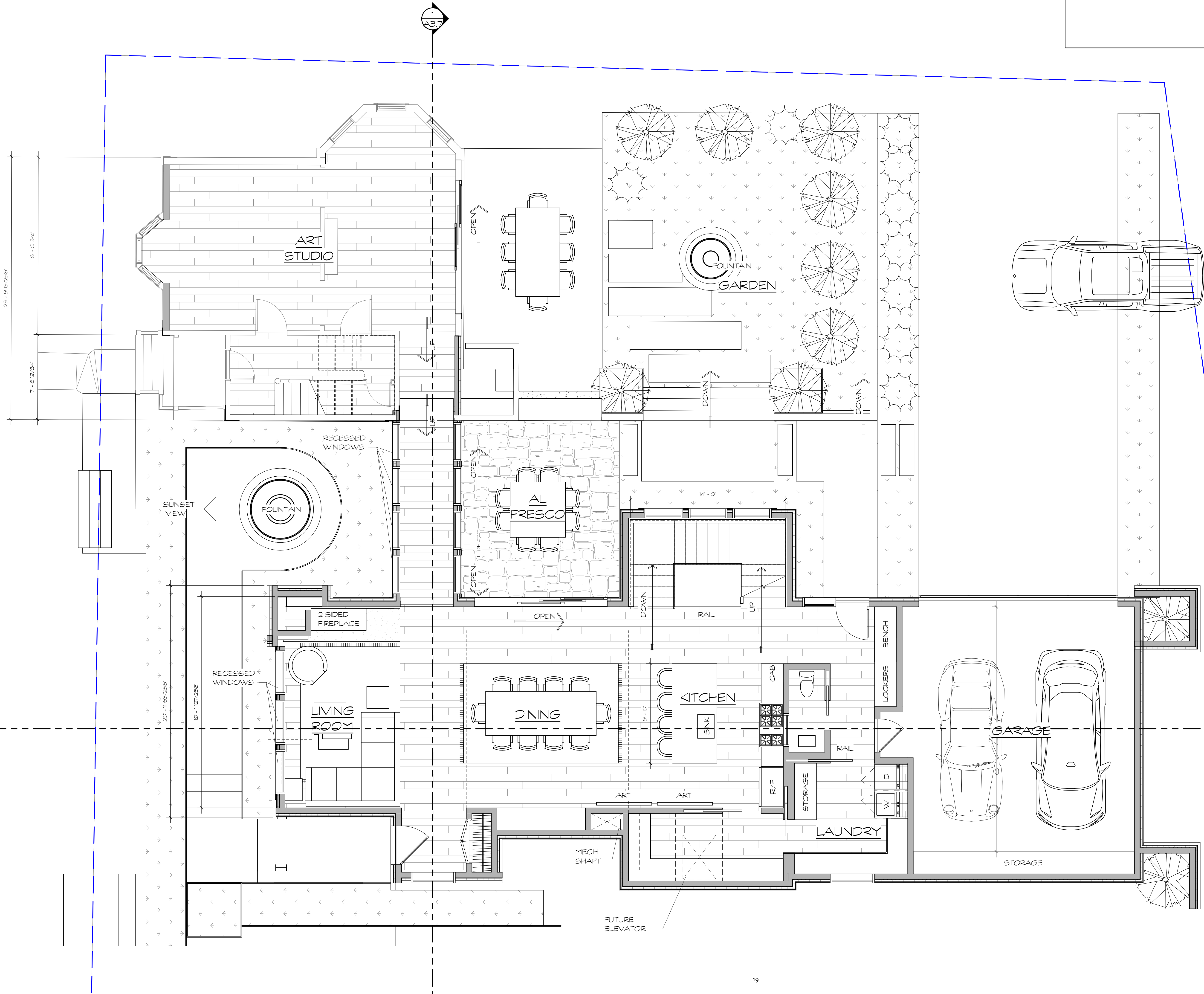
01 JUNE 2026

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SWEET RESIDENCE
378 Quince St., Salt Lake City, Utah
84103

UP WALLS
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A2.1

1/4" LOWER LEVEL



Inside of Wall SQFT	
LOCATION	SQUARE FOOTAGE
EXISTING GARAGE TO BE REMOVED	369 SF
EXISTING TO BE REMOVED	753 SF
EXISTING TO REMAIN	544 SF
NEW CONSTRUCTION	2,272 SF
REMAINING LOT AREA	13,935 SF
	17,873 SF
EXISTING MAIN LEVEL	554 SF
EXISTING UPPER LEVEL	503 SF
TOTAL EXISTING	1,057 SF
NEW MAIN LEVEL	1,450 SF
NEW UPPER LEVEL	673 SF
TOTAL FINISHED	2,123 SF
STORAGE / MECH.	953 SF
GARAGE	511 SF
TOTAL UNFINISHED	1,464 SF
TOTAL INSIDE OF WALL	22,517 SF

APPROVALS

01 JUNE 2026

REVISIONS

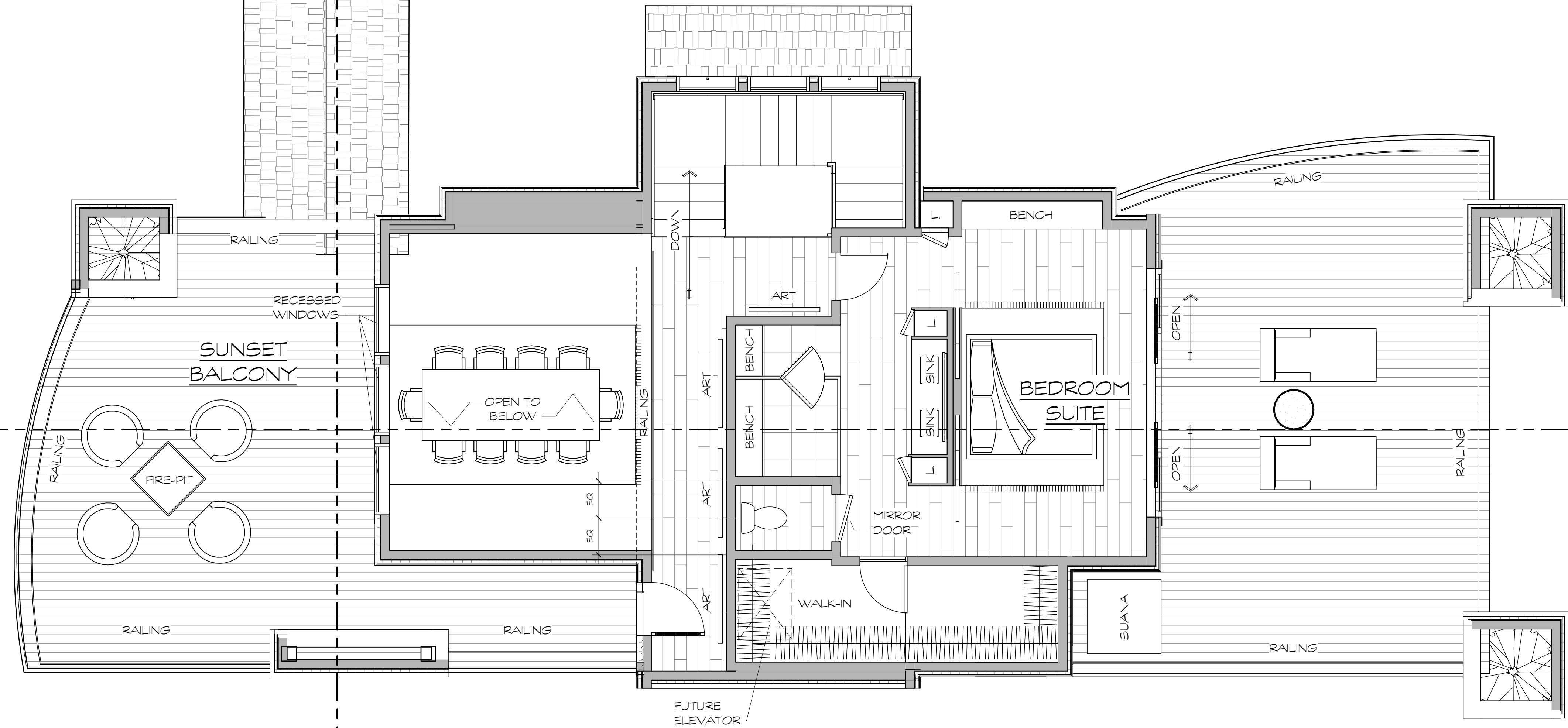
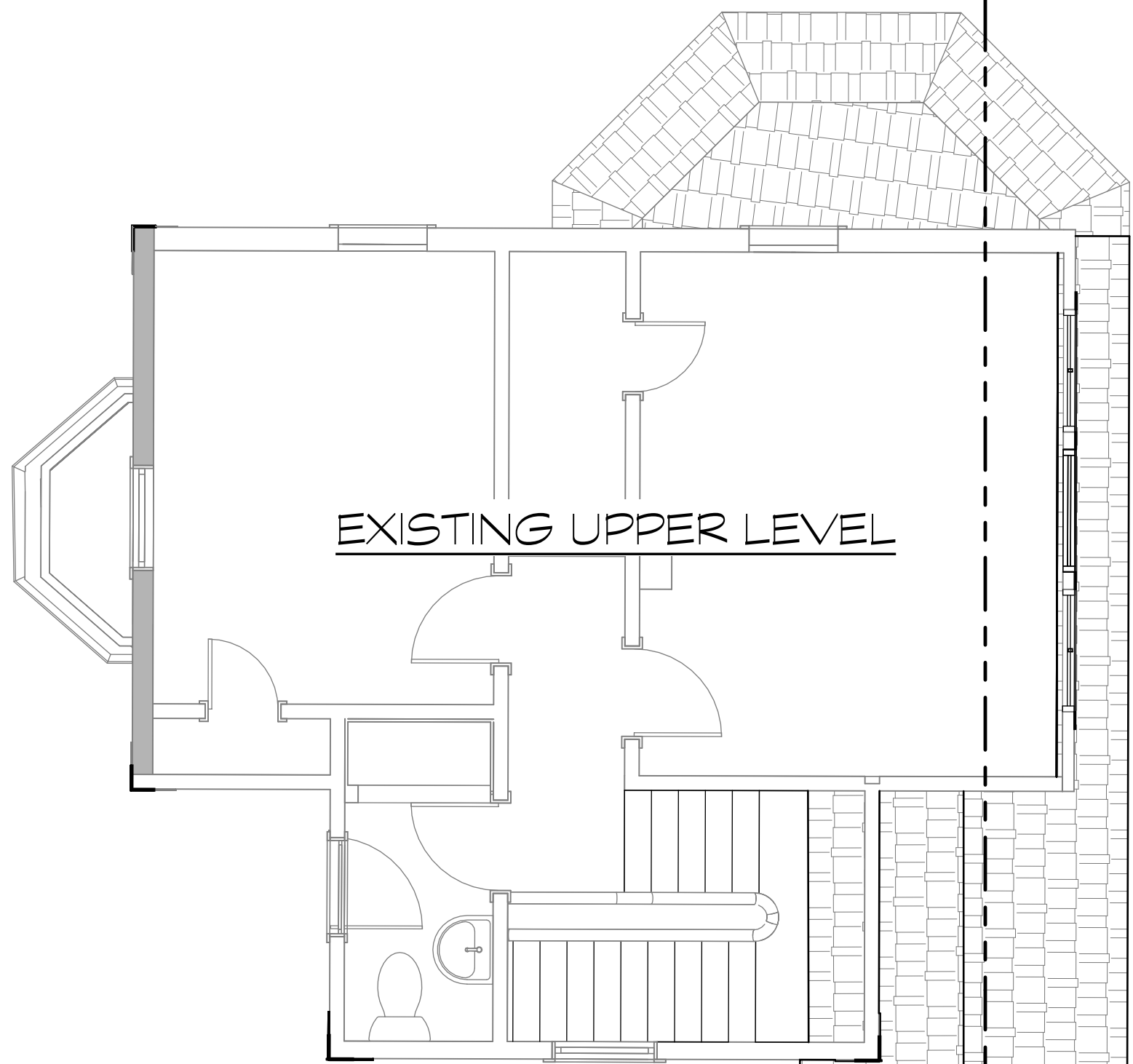
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84403

A NEW DESIGN FOR THE:
SWEET RESIDENCE
 378 Quince St., Salt Lake City, Utah

**UP WALL
 DESIGN**
 1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

A2.2
 1/4" MAIN LEVEL PLAN



Inside of Wall SQFT	
LOCATION	SQUARE FOOTAGE
EXISTING GARAGE TO BE REMOVED	369 SF
EXISTING TO BE REMOVED	753 SF
EXISTING TO REMAIN	544 SF
NEW CONSTRUCTION	2,272 SF
REMAINING LOT AREA	13,935 SF
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APPROVALS

01 JUNE 2026

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A NEW DESIGN FOR THE :

SWEET RESIDENCE

378 Quince St., Salt Lake City, Utah

UP WALL
DESIGN

1930 S. 1100 E. S.L.C. UT 84106

(801)485-0708

A2.3

1/4' UPPER LEVEL
PLAN



- CEDAR SHAKE SHINGLE ROOF
- BRICK
- PAINTED STUCCO SIDING
- RECLAIMED WOOD HORIZONTAL SIDING

NORTH
ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8 16



EAST
ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8 16

APPROVALS

01 JUNE 2026

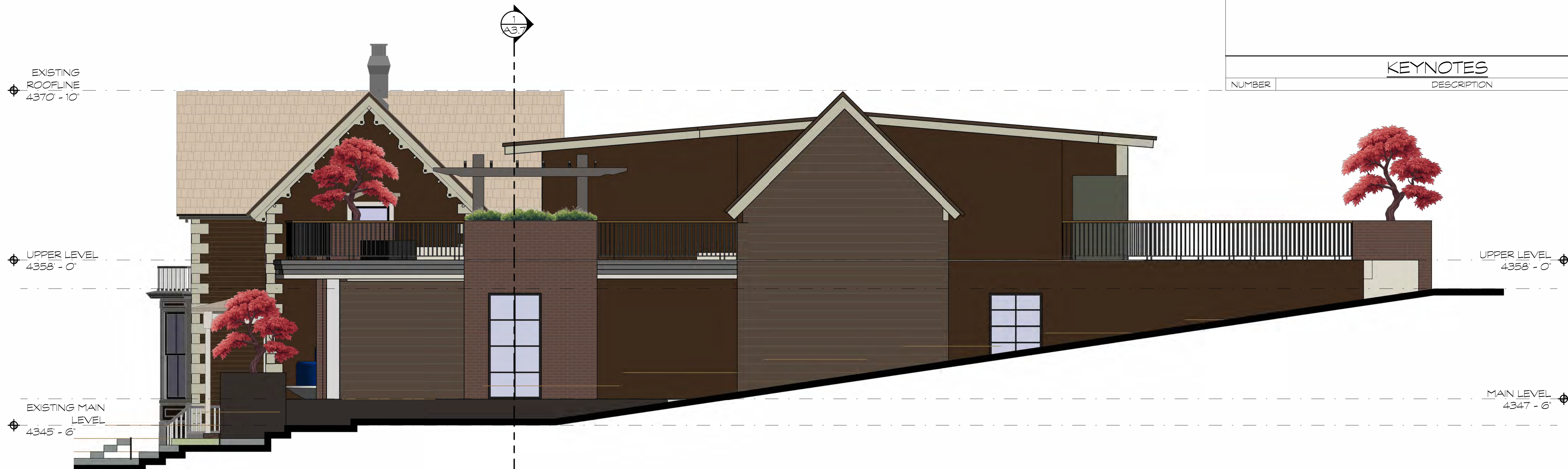
REVISIONS

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A NEW DESIGN FOR THE:
SWEET RESIDENCE
378 Quince St., Salt Lake City, Utah
84103

U P W A L L
D E S I G N
1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

A3.2
1/4" ELEVATIONS



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES	
NUMBER	DESCRIPTION

APPROVALS

01 JUNE 2026

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A NEW DESIGN FOR THE:
SWEET RESIDENCE
378 Quince St., Salt Lake City, Utah

U P W A L L
D E S I G N
1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

A3.3
1/4" ELEVATION



APPROVALS

01 JUNE 2026

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84103

DESIGN FOR LIFE:
SWEET RESIDENCE
Lake City, Utah

A NEW DESIGN FOR THE

UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

DE S
1930 S. 1100 E. S.L.C. UT 84106

A3.5

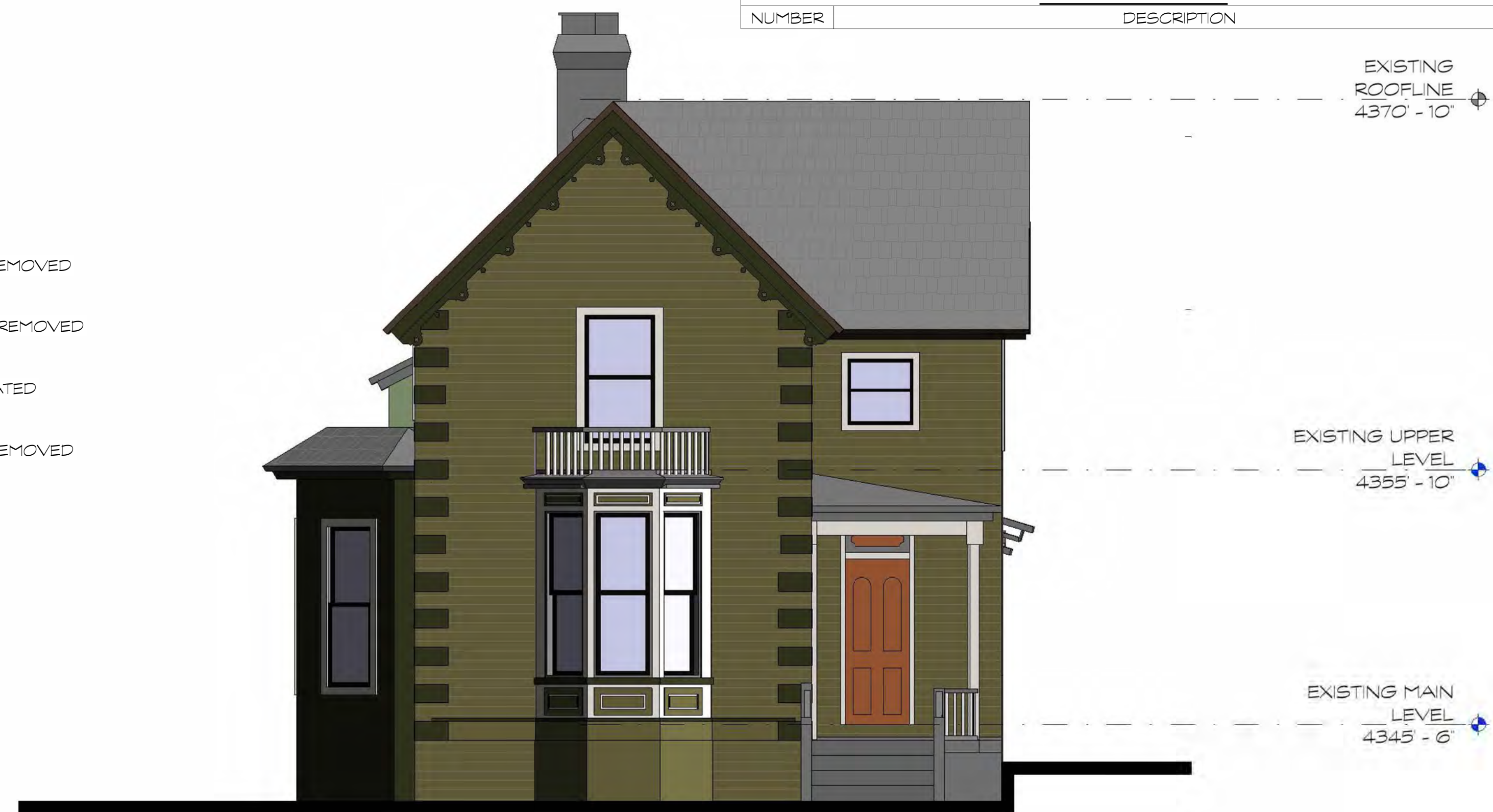
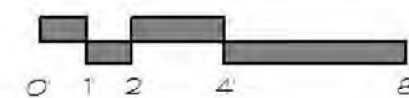
RENDERINGS



EXISTING EAST
ELEVATION

3

SCALE: 1/4" = 1'-0"



EXISTING WEST
ELEVATION

4

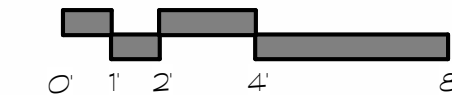
SCALE: 1/4" = 1'-0"



PROPOSED EAST
ELEVATION

2

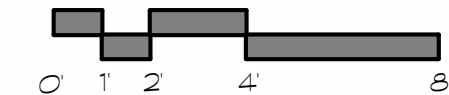
SCALE: 1/4" = 1'-0"



PROPOSED WEST
ELEVATION

1

SCALE: 1/4" = 1'-0"



KEYNOTES	
NUMBER	DESCRIPTION

APPROVALS

01 JUNE 2026

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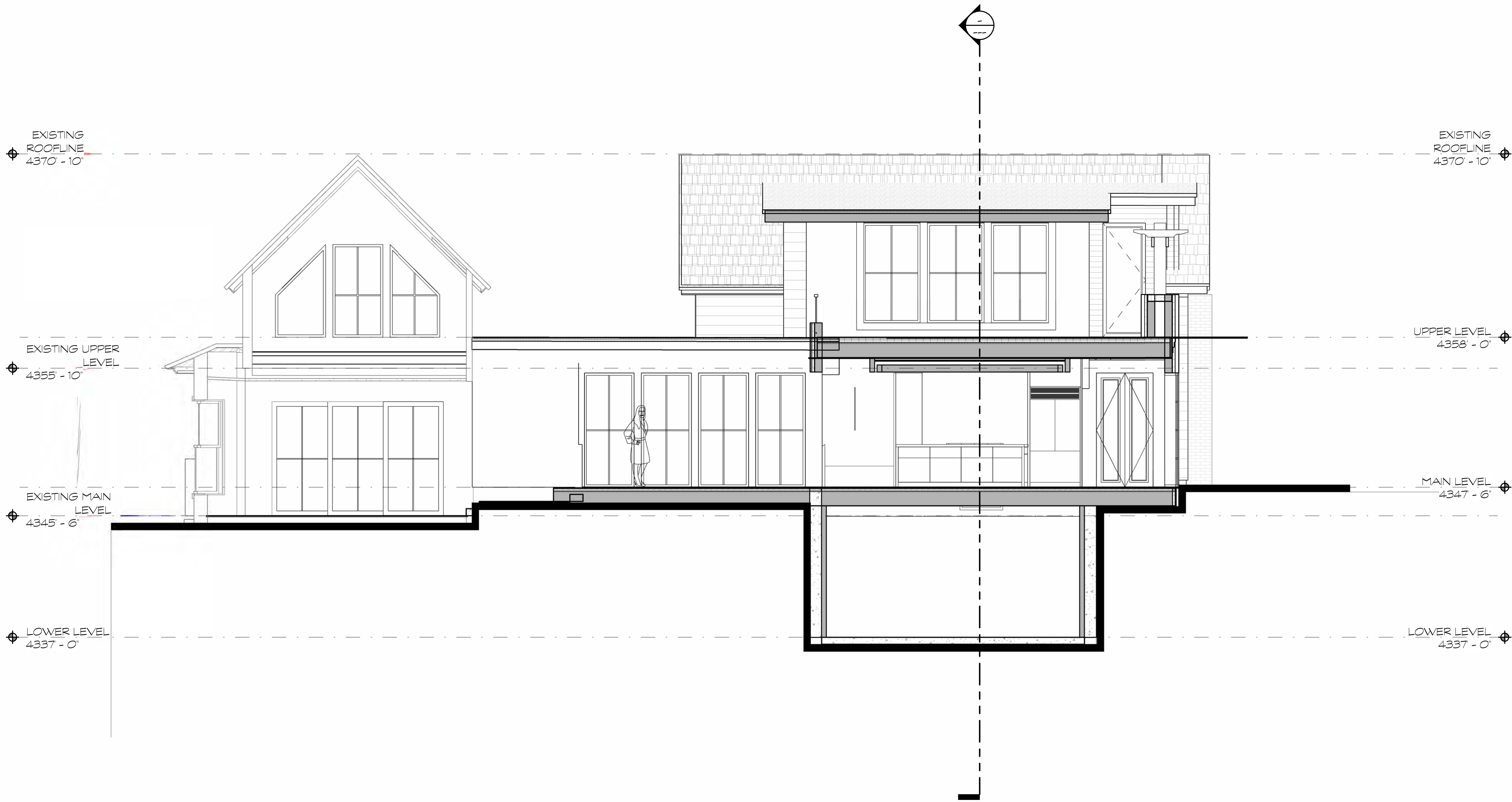
84403

A NEW DESIGN FOR THE:
SWEET RESIDENCE
378 Quince St., Salt Lake City, Utah

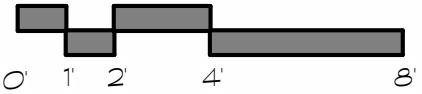
U P W A L L
D E S I G N
1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

A3.6

EXISTING CHANGES



Section 1
SECTION
SCALE: 1/4" = 1'-0"



KEYNOTES	
NUMBER	DESCRIPTION

APPROVALS

01 JUNE 2026

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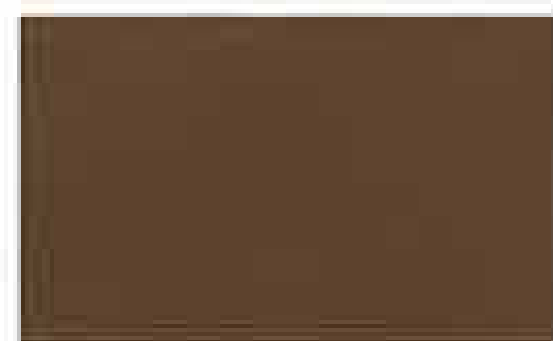
A NEW DESIGN FOR THE:
SWEET RESIDENCE
378 Quince St., Salt Lake City, Utah

UPWALLEN
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A3.7
1/4" SECTION



COLOR PALETTE



WARM BROWN
(SIDING)

LIGHT OAT
(TRIM)



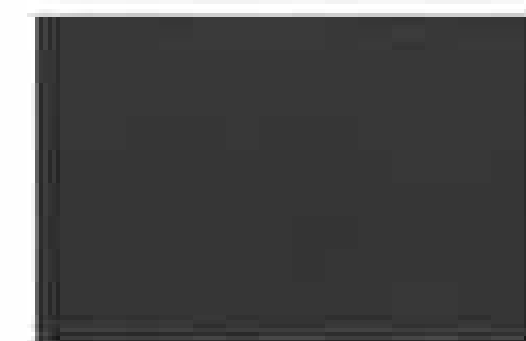
CEDAR SHAKE
(ROOF)



RECLAIMED WOOD
(SIDING)



BRICK
(SIDING)



DARK WINDOWS (FRAMES)



BRONZE METAL
(ACCENTS)

		APPROVALS
KEYNOTES DESCRIPTION		
NUMBER		

01 JUNE 2026

REVISIONS

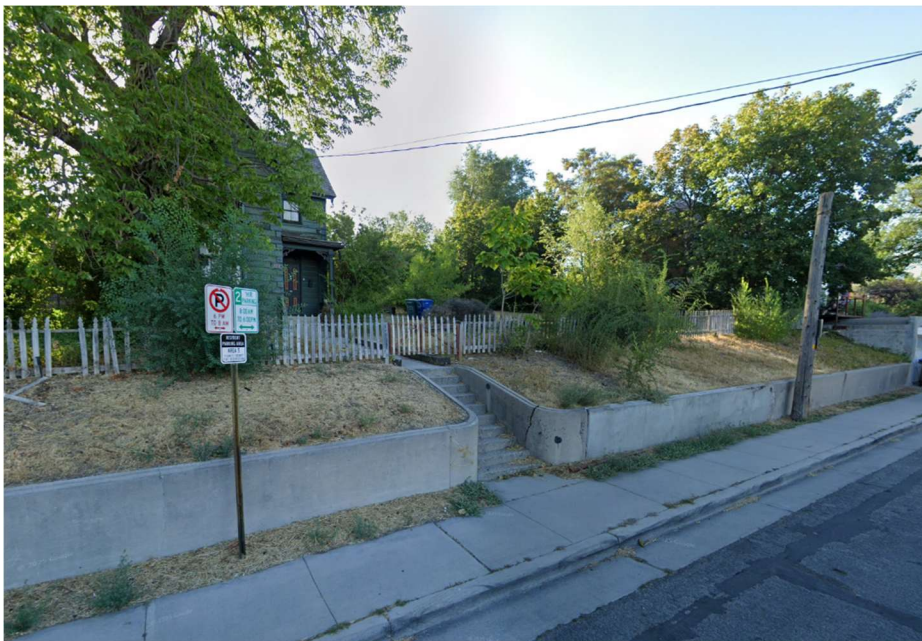
REVISIONS

A NEW DESIGN FOR LIFE:
SWEET RESIDENCE
378 Quince St., Salt Lake City, Utah
84103

UPWALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A3.8

ATTACHMENT C: Property & Vicinity Photos



ATTACHMENT D: National Register Nomination Form



378 *Linn St.*

Carlson House, SLC, Utah
Capitol Hill Historic District
Photo by L. Harris 12-77
Negative at Utah State Hist. Soc.
View of SW face looking east



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

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

1 NAME

HISTORIC

August W. Carlson House

AND/OR COMMON

2 LOCATION

STREET & NUMBER

378 Quince Street

NOT FOR PUBLICATION

CITY, TOWN

Salt Lake City

CONGRESSIONAL DISTRICT

02

STATE

Utah

VICINITY OF

CODE
049

COUNTY

Salt Lake

CODE

035

3 CLASSIFICATION

CATEGORY

DISTRICT

X BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

X PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

STATUS

X OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

X YES: RESTRICTED

YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

MUSEUM

PARK

X PRIVATE RESIDENCE

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

OTHER:

4 OWNER OF PROPERTY

NAME

Richard S. Johnson

STREET & NUMBER

P.O.Box 13

CITY, TOWN

Salt Lake City

VICINITY OF

STATE

Utah

84110

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

County Recorder's Office

STREET & NUMBER

City and County Building

CITY, TOWN

Salt Lake City

STATE

Utah

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Utah Historic Sites Survey

DATE

October 3, 1973

FEDERAL X STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

34

STATE

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☐ GOOD
☒ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This house built about 1874 was the first house on Capitol Hill to be built in the Carpenters Gothic Style. It is a two-story, basically square house. In front there is a bay with three windows in the two-over-two pattern. Above this there is a small balcony with small turned columns. A french door leads from the second story out onto this balcony and it is surmounted by a peaked lintel. The front porch has a flat roof supported by carved brackets and plain columns. The front door is of panelled wood. There is a window above the porch on the second floor.

The foundation is sandstone covered by cement. The front of the house is frame with frame quoins nailed onto it. The sides of the house are cement. The roof is peaked and gabled with ornate brackets of wood. It is covered with asbestos shingles. The house has one chimney.

There is a one-story brick addition in the rear of the house, and another of wood behind that. These additions fit in with the character of the house and do not significantly alter its appearance. The property is deep and there is an abandoned, overgrown outhouse, a large two-story barn (now uninhabited) and another shed.

SIGNIFICANCE

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

SPECIFIC DATES 1874

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The significance of the August W. Carlson house is in its architectural style. This house along with the Thomas Quayle house (also on Quince Street) are probably the two best examples of the Carpenters Gothic style still standing in the Salt Lake Valley. Constructed in 1874, it was the first house on Capitol Hill built in the Carpenters Gothic style.

HISTORY

In 1872, August W. Carlson bought the property on which he built his house from Henry Pickering. In 1874 Carlson bought an additional piece of property from George Hamblin to provide his house with a driveway and a rear entrance.

August Wilhelm Carlson was born at Karlskrona, Sweden, August 28, 1844. In his youth it was planned to educate him for the Royal Navy of Sweden, but he accepted the faith of the Latter-day Saints and came to Salt Lake City in 1871. He at once entered the employ of Z.C.M.I. and was associated with that institution his entire life. He was assistant secretary and treasurer in 1888, and the following year was made treasurer.

Carlson was a man numbered among the leaders in many of the prominent financial institutions of the state. He was director of the State Bank of Utah and a member of the Executive Committee. In 1898, he became director of the Deseret National Bank.

He was an active member of the Commercial Club and helped to build the club's headquarters. He was also one of the first directors of the Zion's Benefit Building Society. From 1886 to 1890 he was a member of the Board of Regents of the University of Utah, and was also a member of the Trustees of the State School for the Deaf and Blind. From 1889 to 1890 he was a member of the City Council.

He was an active member of the LDS Church. He served on the High Council of the Salt Lake Stake and was also a member of the Church Auditing Committee. He was counselor to Bishop R. V. Morris and Bishop James Watson of the 19th Ward and presided over the 19th Ward after Bishop Watson's death.

In April 1872, Carlson married Mary Priscilla Spenser of Salt Lake City. They had no children. August Carlson died while on vacation with his wife in California in 1911. His wife lived the remainder of her life in the house he built for her as a bride. Mrs. Carlson died in July 1933. The Carlsons owned the property a total of 60 years.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

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CONTINUATION SHEET

ITEM NUMBER

8

PAGE

2

The second owner of the house was Clifford Johnson who purchased the house from Mrs. Carlson's estate in 1935. Mr. Johnson never married and lived alone in the house the rest of his life. He died last year and his son Richard S. Johnson now owns the house. (1977)

MAJOR BIBLIOGRAPHICAL REFERENCES

County Recorder's Office - Abstract Records
State Register of Historic Sites

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than one acre

QUADRANGLE NAME _____

QUADRANGLE SCALE _____

UTM REFERENCES

A 1,2 4,2,4,5,4,0 4,5,1,4,3,0,0

B

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
-------	------	--------	------

11 FORM PREPARED BY

NAME / TITLE

Lois Harris

12 - 30 - 77

ORGANIZATION

DATE

Utah Heritage Foundation

STREET & NUMBER

TELEPHONE

355 Quince Snreet

(801) 533-0858

CITY OR TOWN

STATE

Salt Lake City

Utah

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

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

DATE

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

Street Address: 378 Quince St

Site No:

Architect/Builder:

Building Materials: wood, stucco

Building Type/Style: Carpenters' Gothic

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

This house built about 1874 was the first house on Capitol Hill to be built in the Carpenters Gothic Style. It is a two-story, basically square house. In front there is a bay with three windows in the two-over-two pattern. Above this there is a small balcony with small turned columns. A french door leads from the second story out onto this balcony and it is surmounted by a peaked lintel. The front porch has a flat roof supported by carved brackets and plain columns. The front door is of panelled wood. There is a window above the porch on the second floor.



Statement of Historical Significance:

Construction Date: 1872-73

August Wilhelm Carlson built this house about 1872-73. He was born in Kariskrona, Blekinge, Sweden, August 23, 1844 and came to Salt Lake in 1871. He married Priscilla Spencer in April 22, 1872; they had no children. First employed by ZCMI he ultimately became treasurer. He was also a director of Deseret National Bank and the State Bank of Utah, director of Zions Benefit Building Society, a regent of the University of Utah, city councilman, and official of the LDS Church. He served a mission to Copenhagen, 1877-80. His widow occupied the house until her own death in 1934.

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

1
IDENTIFICATION

Street Address: 378 Quince St

UTM: 11372 11373

Name of Structure:

T. 01.0 N R. 01.0 W S. 36

Present Owner: Johnson, Richard S., et al
P.O. Box 13

Owner Address: SLC, UT 84110

Year Built (Tax Record): 1901
Legal Description 01Effective Age: 1920
Kind of Building: residence

Tax #: 04 2534

com 5 rds S fr NW cor lot 4 blk 16 Plat E SLC sur E 123.9. ft to W line of lot
5 N'ly alg sd lot line 81.53 ft to N line of sd lot 5 E 24.42 ft S'ly 183.89
ft M or L to S line of sd lot 5 W 164.44 ft to SW cor lot 4 N 99 ft M or L to
beg.

2
STATUS/USE

Original Owner: August W. Carlson

Construction Date: 1872-73

Demolition Date:

Original Use: dwelling

Present Use: dwelling

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

☐ Excellent
☒ Good
☐ Deteriorated

☐ Site
☐ Ruins

☒ Unaltered
☐ Minor Alterations
☐ Major Alterations

☒ Significant
☐ Contributory
☐ Not Contributory

☐ Not of the
Historic Period

☐ National Landmark
☐ National Register
☒ State Register
☐ District
☐ Multi-Resource
☐ Thematic
3
DOCUMENTATION

Photography:

Date of Slides: 1978

Slide No.:

Date of Photographs: 1979

Photo No.:

Views: ☒ Front ☐ Side ☐ Rear ☐ OtherViews: ☒ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

☐ Abstract of Title
☒ Plat Records/Map
☐ Tax Card & Photo
☐ Building Permit
☐ Sewer Permit

☒ Sanborn Maps
☒ City Directories
☐ Biographical Encyclopedias
☒ Obituary Index
☐ County & City Histories

☒ Newspapers
☒ Utah State Historical Society
☐ Personal Interviews
☐ LDS Church Archives
☐ LDS Genealogical Society

☒ U of U Library
☐ BYU Library
☐ USU Library
☐ SLC Library
☐ Other

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

Salt Lake County Plat Records, 1860-1940

Sanborn Maps, SLC, 1898, 1911, 1930, 1969

Sloan, SLC Directory, 1874

Culmer, SLC Directory, 1879-80

"August W. Carlson", Deseret News, July 10, 1911 p.2

August 1964

DESERET NEWS PHOTO
By GERALD W. SILVER
WITH PERMISSION ONE





ATTACHMENT E: SR-1A Zoning Standards

SR-1A SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

Purpose Statement: The purpose of the SR-1 Special Development Pattern Residential District is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Standard	Requirement	Proposed	Finding
Maximum Building Height	Pitch Roof: 23' Flat Roof: 16'	25'	Does not comply: modification requested through Major Alteration process
Front Yard Setback	20' or average of block face	24'; The existing house establishes the front yard setback. No change to the existing front yard setback with the proposed addition.	Complies
Side Yard Setback	4' on one side, 10' on the other	22' and 11'	Complies
Rear Yard Setback	25% of the lot depth, not less than 15' and not exceed 30'	34'	Complies
Minimum Lot Size	5,000 square feet	17,873 square feet	Complies
Off Street Parking & Loading	2 parking spaces per unit	2 parking spaces	Complies
Maximum Building Coverage	40%	16%	Complies
Attached Garages	Located behind or in line with the front line of the building	Located entirely behind the building	Complies

ATTACHMENT F: Major Alteration Standards

H HISTORIC PRESERVATION OVERLAY DISTRICT - Standards for Alteration of a Landmark Site or Contributing Structure or New Construction of an Accessory Structure (21A.34.020.G): In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, or new construction of an accessory structure associated with a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall, using the adopted design guidelines as a key basis for evaluation, find that the project substantially complies with all of the following standards:

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;	The historic purpose of the property was a single-family dwelling. No change in use is proposed. The project continues the single-family residential use that is consistent with the original purpose of the structure and site.	Complies
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;	The proposal retains the historic character of the structure by preserving the building form and features. No removal of historic materials or character defining architectural elements are proposed for the historic structure. Work includes removal of an existing addition; the addition is not a character defining feature of the house and it's removal will not negatively impact the character of the house. None of the proposed changes contribute to the historic character of the property. The proposed new addition is located to the side of the house connected by a linking feature. This linking feature and location create visual separation from the original house helps to further preserve the character of the house.	Complies

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;	The proposed design of the addition can easily be recognized as a product of its own time. Contemporary materials and design elements of the addition, while compatible with the historic materials and design, do not create a false sense of history or attempt to replicate the architecture of the existing house. Intentional details on the addition compliment the historic features of the house using subdued modern interpretations of historic architectural details such as recessed windows, window style, scale, and entry design. These details do not attempt to imitate historic features but instead allow the existing house to remain recognizable as a product of its own time, while being visually compatible with the addition. Additionally, the linking feature between the existing house and addition helps to create distinction.	Complies
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;	The project includes the removal of an existing rear addition. The addition is not original to the house, does not contribute to the historic character, and has not acquired significance.	Complies
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;	The proposal does not include any modifications to historic or character defining elements on the house. The original exterior materials, windows, roofline, and form will be preserved. The addition will be attached where the original rear wall would have been and extends off the side and does not alter any visible facades of the house.	Complies
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;	No replacement of architectural features is part of the proposal and historic features are being retained in place. The proposal includes replacing the existing shingles on the house with cedar shake shingles and in the rear, removing a non-original addition and detached garage, constructing the access point of the linking feature, replacing nonvisible windows and installing a sliding glass door. All other architectural details will remain and be repaired where necessary.	Complies

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;	The proposal does not include the use of any chemical or physical treatments. Proposed exterior painting will be performed on paint safe materials and not include any harsh treatments.	Complies
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;	The project introduces contemporary design elements while ensuring compatibility with the historic structure and surrounding district. The design of the addition preserves the historic house in its entirety, with the placement of the addition to the side attached via a linking feature off the rear. Combined with recessed windows, reclaimed wood horizontal siding, cedar shingles, and window style, the addition complements the historic building. These contemporary elements are clearly identifiable as new work and do not destroy historic material. The scale, fenestration, and massing of the addition match that of the house and the surrounding neighborhood. Additionally, the addition is setback further than the house to not overshadow the existing house when viewed from the street or sidewalk. Overall, these elements align with established neighborhood character and reinforce the building's historic presence on the site.	Complies
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;	The proposal, while compatible, is visually identifiable as a contemporary addition. It is attached in line with the rear wall and extends into the side yard via a linking feature. This design allows the historic form to remain unimpaired if the addition were removed.	Complies

10. Certain building materials are prohibited: a. Aluminum, asbestos, or vinyl cladding; and when applied directly to an original or historic material. b. Vinyl fencing.	The proposed addition does not include the use of any prohibited materials. Exterior finishes include painted hard coat stucco, brick, reclaimed wood siding, cedar shake roofing, and wood trim.	Complies
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.	The project does not include any signage.	Complies

ATTACHMENT G: Public Process & Comments

Public Notice, Meetings, Comments

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

Notice of the public hearing for the proposal included:

- July 26, 2026
 - Public hearing notice sign posted on the property
- July 23, 2026
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

No public comment has been received at this time.

