

# THE Capitol Hill Neighborhood Council BULLETIN



## Capitol Hill Neighborhood Council Meeting

When: 15 March 2006, 6:30 p.m.

Where: State Capitol Cafeteria

### Preliminary Agenda:

- 6:30 Welcome by Peter von Sivers, Chair Minutes
- 6:35 Police Report
- 6:45 Reports by our Representatives in the Utah Legislature and City Council
- 7:00 Report by Gwen Springmeyer, Liaison with the Mayor's Office
- 7:10 Capital Place Planned Unit Development, 690 N West Capitol St.
- 7:30 Community Park, North End of Cortez St., Heather May
- 7:45 Infill Ordinance for SR-1 Zoning
- 8:00 Adjourn

NEXT MEETING  
MARCH 15, 2006, 6:30 p.m.

### Capitol Hill Neighborhood Council Members

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## Protecting Capitol Hill from "Monster Houses" By Peter Von Sivers and Eric Jergensen

During the summer and fall of 2005, the City Council in coordination with many interested neighbors throughout the City and, specifically, the Capitol Hill Neighborhood and the Greater Avenues Community Council, passed a "Compatible In-fill Ordinance" for certain zones in Salt Lake City which include many of the zones in Capitol Hill as well as a "Temporary In-fill Ordinance" for particular areas of Capitol Hill zoned SR-1. The "Temporary In-fill Ordinance" must be made permanent by mid-July of 2006. The Avenues and Capitol Hill Councils have formed a Housing Compatibility Committee to review in-fill trends in the SR-1 zone and to work with Salt Lake City Planning to complete the permanent ordinance. The ordinance proposal must be completed and submitted to Planning by Mid-March. We will be discussing this issue at our meeting in March. Eric Jergensen, Peter Von Sivers, Joel Patterson and others involved in developing the ordinance proposal will be there to answer questions. A vote will be taken expressing our community's position on the proposal.

First, a brief explanation of the affects of the ordinance. An "in-fill" zoning ordinance simply refers to the fact that nearly all of the land within the zoned area has been developed, hence the description "in-fill." **In-fill** ordinances are written to address the challenge of ensuring that all construction remains compatible with the existing "development pattern." The **development pattern** is defined by a specific group of buildings, their size, and where they are located on the lot. For this ordinance, lots on the same side of the street and on the same block as the proposed project comprise a "**block face**." Homes on the same block face as the proposed project will be considered in defining a development pattern. Corner lots belong to two block faces.

So how will this work if you want to remodel your house? Because a number of neighborhoods in Salt Lake City have diverse **development patterns** in close proximity, the new in-fill zoning ordinance was crafted to allow home owners to remodel while affording a measure of predictability for the adjacent property owners. In these diverse areas, a simple set of dimensional restrictions such as building height limits proved to be inadequate. A low building height limit that would provide protection and predictability for a row of single story bungalows would be too restrictive for the row of three story Victorian homes that were often located just a block away. To address this diversity, the City has adopted a **three-tiered** approach to permit processing.

*(Continued on page 4)*

### This Old House by Nelson Knight The Varley/Hanks House 180 W 500 N

Deep within a storeroom of the Library of Congress' Madison Building in Washington, D.C., sits a file with photos and a written history of this month's house, the Varley/Hanks House at 180 W. 500 North. The photos are part of the Historic American Buildings Survey (HABS), a federal program to document America's historic buildings. Conceived as a New Deal-era project to make work for unemployed architects and drafters, HABS, and its companion programs documenting engineered structures and landscapes, have systematically documented the U.S.-built environment in minute, exacting detail. Each summer, HABS teams (which have included at least one Capitol Hill resident, architect James Christensen) head to the hillsides to photograph, measure, draw, and prepare written histories of important American landmarks. The results of their work are filed at the Library of

*(Continued on page 2)*

(Continued from page 1)

Congress, and are now even available on the web, at <http://www.cr.nps.gov/habshaer/>

Other HABS buildings have perhaps a little more pedigree, such as the Acoma Pueblo in New Mexico, Frank Lloyd Wright's Fallingwater, or even the Salt Lake Tabernacle and the Beehive House. However, the Varley/Hanks House (known to HABS as the John C. Varley House) has the distinction, along with the McCune Mansion and Council Hall, of being the Capitol Hill neighborhood's representatives in the HABS files. Such a distinction is somewhat ironic, because the Varley/Hanks House has been a parking lot for nearly 25 years. Like many HABS buildings, the house was documented prior to its demolition.

According to a 1980 survey by the Utah State Historical Society, this house was built around 1888 for John and Catherine Varley. Catherine's parents, Joseph and Jane Derbidge, lived on the block and presumably gave the land for the house to the young married couple. As originally constructed, the house was a one-story, two-room structure, with the entrance on the east side of the structure and the narrow, gabled end facing 500 North. The house was constructed of soft-fired adobe bricks, covered with stucco. Stylistically, the house showed elements of the Greek Revival style, such as the heavy cornice with returns at the end of each gable, reminiscent of an ancient Greek temple. Catherine Varley died soon after the couple received title in 1890; John and his new wife Rella received title to the house upon settlement of Catherine's estate in 1907. The next year they sold it to Daniel J. and Marie Antoinette Lang. After a period of ownership

of less than one year, the Langs sold the house to Stanley A. and Maude Frame Hanks, who remained in the house for many decades.

Stanley Alonzo Hanks was born in Tooele, Utah on December 3, 1879, to Alfred E. and Ellen Lyman Hanks. He was the grandson of LDS Church Apostle Francis M. Lyman. In 1908, Hanks was a member of the firm of Hanks and Lyman, a real estate company. Later he served as a municipal court judge for Salt Lake City. Maude was born in Taylorsville on April 1, 1883. She was one of seventeen sons and daughters born to Archibald and Helen Duff Frame. Stanley and Maude were married February 15, 1905 (the family recently commemorated their grandparents' 101<sup>st</sup> wedding anniversary) and subsequently had a large family of seven children. In order to accommodate their brood, they added on to their small house with a frame addition to the back of the house in 1909, and a porch on the west side of the house in March, 1924. Later in 1924 Stanley suddenly passed away – his obituary listed the cause as appendicitis. Maude raised their sons and daughters by herself in the enlarged (but still small) house. She also found the time to serve as district chair of the Republican party for 10 years, as a member of the Women's Legislative Council, and as her LDS Ward and Stake Relief Society President for a total of 16 years – holding meetings in the 19<sup>th</sup> Ward Relief Society building next door to her house. The Hanks children: Lincoln, Maurine Busath, Jeannette Sorenson, Beulah Olsen, Bruce, Maude May (died as a child) and Marion Duff are all well known to many Capitol Hill residents. Many of Stanley and Maude's descendants still make Capitol Hill their home, including 4 grandchildren, 4 great-

grandchildren, and 3 great-great-grandchildren. Some family members lived in the house after Maude's death in 1967.

In the late 1970s, the LDS Church sold the 19th Ward building, adjacent to the Hanks house, to Salt Lake City. Its future had been in doubt after the church moved to a new building nearby. Neighbors, including Hanks family members, rallied to save the unique, onion-domed building, and an arrangement was made to convert the building to the Marmalade Hill Community Center. Later the building became home to the Salt Lake Acting Company. In order to accommodate the new use, off-street parking was needed. Salt Lake City purchased the Hanks home and chose to demolish the house to make way for the needed parking. As part of the agreement allowing the demolition, HABS documentation was completed for the house. Photographer John Telford took large format photos of the exterior and interior of the Hanks home. Although the building was vacant, one can sense the feeling of the home from the photographs.



## VOLUNTEER SERVICE & DONATION OPPORTUNITIES

Search the internet for opportunities to serve (No computer? Visit the Salt Lake Library):

- **Big Brothers Big Sisters of Utah**, [www.bbbsu.org](http://www.bbbsu.org) is dedicated to providing opportunities for volunteers to enjoy the magic that comes from making a new friend. By becoming a Big Brother, Big Sister or couples match, you can put some magic into a child's life and you will both be forever changed by the experience.
- **Crossroads Urban Center**, 364-7765 or [www.crossroads-u-c.org](http://www.crossroads-u-c.org).
- **IHC Hospice**, [www.ihc.com](http://www.ihc.com) They provide care for the terminally ill and their patients. You'll help provide companionship, help finish projects, give respite care and much more.
- **Kiwanis Club (Capitol Hill)** 999 South Main. Call 328-1325.



- **LDS 19th Ward Clothing Exchange** Second Saturday of each month. 9:00 am to Noon, 225 W 500 North
- **Operation Kids** [www.operationkids.org](http://www.operationkids.org) You'll serve Utah's children in various ways.
- **Primary Children's Medical Center**, call 588-2446 or [intermountainhealthcare.org/xp/public/primary](http://intermountainhealthcare.org/xp/public/primary).
- **Road Home**, [www.theroadhome.org](http://www.theroadhome.org) or call 359-4142.
- **Salt Lake County Aging Services—** Volunteer! Apply online on their website ([www.slcoagingservices.org](http://www.slcoagingservices.org)).
- **Tree Utah**, [www.treeutah.org](http://www.treeutah.org) or call 364-2122.



- **Utah Food Bank**, 1025 S. 700 W., call 908-8660, [www.csc-ut.org/foodbank.htm](http://www.csc-ut.org/foodbank.htm). Donate or volunteer—either way you can help your neighbors.
- **Utah Foster Care**, 994-5205 or [www.utahfostercare.org](http://www.utahfostercare.org).
- **Volunteer Utah** is Utah's resource for finding volunteer opportunities in your community. Their website ([www.volunteerutah.com](http://www.volunteerutah.com)) features information on volunteering with a wide variety of organizations, and requiring various skills. It's easy to get started, simply select an item from one of the three drop-down menus for organization, time commitment and location or click to see all opportunities for each topic.



**Senator Scott D. McCoy**  
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The Capitol Hill Neighborhood Council Bulletin is published monthly by the Capitol Hill Neighborhood Council  
c/o 70 West Zane Avenue, Salt Lake City, UT 84103  
Our sincere thanks to LDS Hospital for printing this bulletin.



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Don't forget to attend the March 15th meeting of the Capitol Hill Neighborhood Council—see p1 for info.

(Continued from page 1)

In the three tiered approach, projects are divided into tiers based upon their potential to negatively impact the character of the surrounding housing lots. The **first tier** includes projects with little chance of having a negative impact. To determine if a proposed project fits in this tier, the city created a list of dimensional limits. Projects not exceeding those limits were deemed appropriate in any neighborhood. To obtain a permit you simply show that your project will not exceed these limits and you will be granted a permit “over the counter,” also known as a **counter permit**. However, if your project exceeds one or more of these dimensional limits, another way to obtain a counter permit is to show that your project’s measurements, even though they may exceed **first tier** dimensions, are no greater than the average dimensions on your **block face**.

If your project exceeds both the dimensional **counter permit** limits and the block face average, you would then move to the **second tier**. The **second tier** is a very important addition to the city zoning ordinance. The **second tier** was designed to provide *expedited* approval of projects exceeding the first tier limits but which are still compatible with the existing **development pattern**. In the past, projects exceeding the **counter permit** limits were referred to the Board of Adjustment (BOA). In contrast, **second tier** projects are administered by one person, an Administrative Public Hearing Officer (APHO), who has a great deal of latitude in scheduling.

The first two options for a **tier two** project are:

- 1) A “**Routine and Uncontested Special Exception**” which requires that all adjoining property owners approve your plans or;
- 2) Demonstrate that your project is consistent with the **development pattern** on your **block face**. Finally, if the applicant cannot satisfy either the **Special Exception** or the **Development Pattern** requirements, they will be given the opportunity for a hearing before the APHO. Adjoining property owners will also be given an opportunity to voice their concerns. Ideally, the applicant and adjacent property owners will work together before the hearing to reach a reasonable compromise that they can present to the APHO.

Finally, if the APHO does not feel that the project is appropriate, the applicant will have the option of a Hearing before the BOA, the **third tier**.

This may seem like a tremendous amount of detail, but, it is important that every neighbor in the Capitol Hill area understand the importance of these zoning changes. They are being proposed in order that property owners can upgrade and renovate homes in our area and that surrounding property owners are protected from out of scale houses that overwhelm and destroy our neighborhoods.

This issue has been discussed extensively in previous meetings. If you have questions, please come to our CHNC meeting on March 15<sup>th</sup> in order to learn more and let your opinions be heard.

## FREE COMMUNITY ACTIVITIES

If you know of any **free** community events, please forward them to [bulletin@capitolhillcc.org](mailto:bulletin@capitolhillcc.org).

### The Madeleine Choir School Cathedral Concert Series

Mar. 19 Founders Day Concert, 8:00 p.m.  
Apr. 14 Good Friday Service 3:00 p.m.

To obtain a guaranteed seating pass phone the concert information line at 994-4663 or request them online (requires a valid email address) at [www.madeleinechoirschool.org/request.html](http://www.madeleinechoirschool.org/request.html).

### The Days of '47 Royalty Pageant

The Days of '47 and The Daughters of Utah Pioneers are pleased to announce The Days of '47 Royalty Pageant: Saturday, March 18 in the Conference Center Little Theatre (60 West North Temple). This year's theme is:

**Pioneer Dreams:  
Stepping Stones for  
Generations.**

