



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission

From: Carl Leith
801 535 7758 or carl.leith@slcgov.com

Date: July 16, 2015

Re: ISSUES ONLY - KENSINGTON APARTMENTS SITE
PLNHLC2015-00247 – Relocation of City Landmark Building - 36 East 200 North
PLNHLC2015-00248 – Relocation of Contributing Building – 48 East 200 North
PLNHLC2015-00249 – Demolition of Contributing Accessory Garage – 180 N. Main Street
PLNHLC2015-00250 – Construction of New Parking Garage & Apartment Building – 180 N Main Street, 36 East 200 North, 48 East 200 North
PLNHLC2015-00251 – Special Exception Approvals – 180 N Main Street, 36 East 200 North, 48 East 200 North

RELOCATION OF CONTRIBUTING & LANDMARK BUILDINGS, DEMOLITION OF CONTRIBUTING ACCESSORY STRUCTURE, NEW CONSTRUCTION, SPECIAL EXCEPTIONS

PROPERTY ADDRESS: As identified above

PARCEL ID: 0931309033, 0931309034

HISTORIC DISTRICT & LANDMARK SITE: Capitol Hill Historic District & City Landmark Site (36E 200N)

ZONING DISTRICT: RMF-75 (High Density Multi-Family Residential District), H Historic Preservation Overlay District

MASTER PLAN: Capitol Hill Master Plan

REQUEST: Issues Only - Kensington Apartments Site at approximately 180 N Main Street, 36 East 200 North and 48 East 200 North – CRSA Architects, on behalf of owner Garbett Homes, is requesting approval to relocate one contributing building and one City landmark building, to demolish the current contributing parking garage structure, to construct a new parking garage and to construct a new apartment building in the Capitol Hill Historic District. The landmark building (J. Golden Kimball House) and the contributing building (Moroni H. Kimball House) would be physically moved south during phased construction of the new parking garage, then relocated back to or close to their current positions on top of the new parking garage upon its completion. The existing parking garage structure provides the majority of the parking for the Kensington Apartment buildings which occupy the rest of this site to the west. The site is zoned RMF-75 (High Density Multi-Family Residential District), within the H Historic Preservation Overlay in the Capitol Hill local historic district and is located in City Council District 3, represented by Stan Penfold. These applications involve relocation of historic resources and new construction in a local historic district and must be reviewed by the Historic Landmark Commission. At this initial stage of review, this will be an “Issues Only” Public Hearing to evaluate key issues raised by the proposals. No applications will be approved or denied at this meeting. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com.)

- a. **Relocation of J Golden Kimball House, 36 E 200 N** – This is a contributing building within the Capitol Hill Historic District and is identified as a City Landmark Building on the Salt Lake City Register of Cultural Resources. Proposals would move this building during construction and relocate it close to its current location. Case Number PLNHLC2015-00247.

- b. **Relocation of Moroni H Kimball House, 48 E 200 N** – This is a contributing building in the Capitol Hill Historic District. Proposals would move this building during construction and relocate it back to its current location. Case Number PLNHLC2015-00248.
- c. **Demolition of Existing Parking Garage, Kensington Apartments** – This is an accessory structure and is identified as a contributing building in the Capitol Hill Historic District. Proposals would demolish this building and replace it with a new parking garage. Case Number PLNHLC2015-00249.
- d. **New Construction of Parking Garage and Apartment Building** – The proposal is to construct a new parking garage with approximately 91 stalls on five levels, and a new 32 unit apartment building on three and two floors above and behind the proposed new parking garage. Case Number PLNHLC2015-00250.
- e. **Special Exceptions** – In order to construct the new parking garage, special exception approvals are sought for encroachments into required setbacks at the south-east corner, reflecting the existing setbacks established by existing structures in the new construction proposals. Case Number PLNHLC2015-00251.

ACTION REQUIRED OF THE HISTORIC LANDMARK COMMISSION

This is an Issues Only hearing and the purpose is for the applicant to provide the Historic Landmark Commission a preliminary presentation of a multifaceted proposal. The Commission should review the information in the staff report, hear the presentation by the applicant and be prepared to identify issues that relate to the standards of the ordinance for the H Historic Preservation Overlay and any technical issues that pertain to each aspect of the proposals under review at this time. Staff recognizes that this is a complex proposal within the H Historic Preservation Overlay as well as a potential opportunity for infill development near downtown.

The key issues examined here are the proposals to relocate the two historic houses on this site, both contributing buildings and one a landmark site, and the demolition of the current Kensington parking garage.

The Commission is being asked to review and discuss these proposals, and to:

- identify where conflicts with City preservation objectives and standards arises,
- confirm whether information currently submitted would be sufficient for the Commission to reach conclusions, and identify additional information required for further analysis,
- identify whether aspects of these proposals might receive Commission support where others might not, and;
- provide clear direction to the applicant to consider as they move forward which may include consideration of alternative approaches in achieving their goals.

No recommendation or decision will be made at this meeting.

BACKGROUND, SETTING & PROJECT DESCRIPTION

THE SITE & CURRENT BUILDINGS

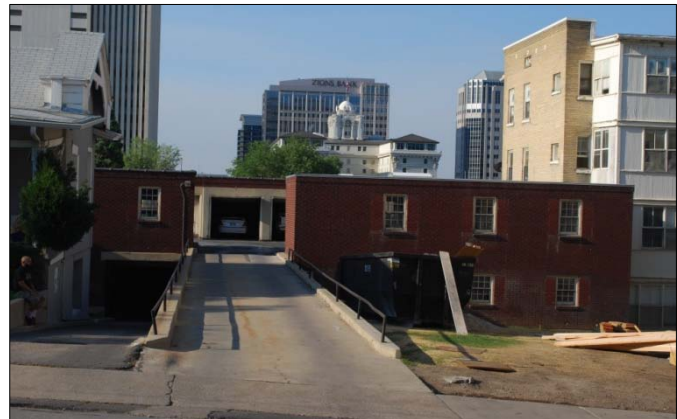
The site is located towards the southern boundary of the Capitol Hill Historic District. Within its immediate setting are two landmark sites and a sequence of contributing buildings along the north side of 200 North, contributing buildings to the east of the site, and the Heber C Kimball Grave Site, also designated as a City Landmark, to the immediate south.

The location of the current proposals includes the eastern section of the Kensington Apartment site, and the adjacent lot occupied by 48 East 200 North. The Kensington Apartments were constructed in c.1916 and are identified as category 'A' Architecturally Significant in the Capitol Hill Historic District and 2006 survey. The application site slopes steeply from 200 North down to the level of the Heber C Kimball Grave Site to the south.

The present two level **parking garage** is set back from and also set well below the street, effectively rising one story above the level of 200 North, with two stories to the rear. The building dates to c.1930, is designed in period revival style, and is identified as a category 'B' contributing building in the Capitol Hill Historic District and 2006 survey. It abuts the east side of the Kensington Apartment buildings and is an accessory structure of the apartments. The building is accessed from 200 North by separate vehicular ramps to each parking floor, with direct and stair access from the apartments.



J. Golden Kimball House, 36 East 200 North



Kensington Parking Garage, 200 North

Facing 200 North, at 36 East, is the **Kimball House (J. Golden)**, which is a Landmark Building on the Salt Lake City Register of Cultural Resources, and is identified as a category 'A' Architecturally Significant building in the 2006 Capitol Hill Survey. The house, the home of J. Golden Kimball until 1938, is one story in height to the front and two stories to the rear. The house appears to have been initially constructed between 1875 and 1880, with the original structure built of adobe brick on a cobblestone foundation. The house was subsequently extended in c. 1946 with an east wing of frame construction, with this wing extended again towards the parking garage. It is currently subdivided into apartments.



Moroni H Kimball House, 48 East 200 North

Adjacent to the east, is 48 East 200 North, the **Moroni H. Kimball House**. This building of one and a half stories was constructed in c. 1888, and is identified as a category 'B' contributing building in the Capitol Hill Historic District and 2006 survey. It is constructed of brick with a stone foundation, with a later rear addition of concrete block construction. The house is currently subdivided into apartments

CURRENT APPLICATION PROPOSALS

The proposals, in the form of the five applications listed above, would involve the relocation of two buildings, the demolition of one building, and the construction of two new buildings. Specifically, they encompass the following:

- The relocation of 36E 200N, the J. Golden Kimball House during construction of the new parking garage. This is a City Landmark Building and contributing building within the Capitol Hill Historic District.
- The relocation of 48E 200N, the Moroni H. Kimball House during construction of the new parking garage. This is a contributing building within the Capitol Hill Historic District.
- The demolition of the current parking garage for the Kensington Apartments. This is an accessory building to the apartments and is identified as a contributing building in the Capitol Hill Historic District.
- Construction of a new parking garage on the site occupied by the current parking garage, and the two houses at 36 East & 48 East 200 North. The new parking garage would provide 91 parking stalls on five staggered parking levels, accessed at its western end by a vehicular ramp from 200 North. The top of the parking structure would be slightly higher than the current ground level of 36 East 200 North.
- Construction of a new apartment building comprising 32 apartment units, arranged in three floors above the new parking garage, then stepping down to two floors to the rear of the new parking garage, with apartments overlooking the open space and the cemetery to the south.
- Special Exception approvals are sought where the proposed construction would encroach into RMF-75 required setbacks. The setbacks proposed replace existing encroachments and following the line of these with the new garage construction.

SALT LAKE CITY HISTORIC PRESERVATION PRINCIPLES, OBJECTIVES & STANDARDS

The proposals for this site raise several issues which are addressed by the provisions of the ordinance for the H Historic Preservation Overlay. Specific extracts are identified here, together with specific extracts from the National Park Service National Register criteria cited in the City Ordinance. They are then reviewed in detail in relation to the key issues. See Attachment F of this report for the more complete wording.

H Historic Preservation Overlay - Ordinance 21A.34.020

Specific objectives of the H Historic Preservation Overlay District are identified in Chapter 21A.34.020.A. These include the City's commitment to:

- *provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance,*
- *encourage new development, redevelopment compatible with the character of existing development of historic districts or individual landmarks,*
- *abate the destruction and demolition of historic structures,*
- *protect and enhance the attraction of the City's historic landmarks and districts, and*
- *foster economic development consistent with historic preservation.*

Landmark Site – Definition

Landmark sites are defined in the Ordinance (21A.34.020.B) as being *of exceptional importance to the city, state, region or nation and impart high artistic, historic or cultural values. A landmark site clearly conveys a sense of time and place and enables the public to interpret the historic character of the site.*

It is any site included in the Salt Lake City Register of Cultural Resources that meets the criteria outlined in subsection C10 of this section.

Landmark Site – Defining Criteria

The defining criteria for a landmark site which are set out in subsection C10 of the Ordinance (21A.34.020.C10) draw directly from the National Park Service methodology, and include:

- *Significance in local, regional, state or national history, architecture, engineering or culture, and*
- *Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places. (See below)*

Landmark Site – Demolition Standards

Ordinance standards for the demolition of a landmark site (21A.34.020.J) establish the following.

In considering an application for a certificate of appropriateness for demolition of a landmark site, the historic landmark commission shall only approve the application upon finding that the project fully complies with one of the following standards:

- 1. The demolition is required to alleviate a threat to public health and safety pursuant to subsection Q of this section; or*
- 2. The demolition is required to rectify a condition of "economic hardship", as defined and determined pursuant to the provisions of subsection K of this section.*

Contributing Structure - Definition

A contributing structure is defined in the Ordinance (21A.34.020.B) as *a structure or site within the H historic preservation overlay district that meets the criteria outlined in subsection C10 of this section and is of moderate importance to the city, state, region or nation because it imparts artistic, historic or cultural values. A contributing structure has its major character defining features intact and although minor alterations may have occurred they are generally reversible. Historic materials may have been covered but evidence indicates they are intact.*

Alteration of a Contributing Structure Standards

The standards for the alteration of a contributing structure are those used to assess the proposed demolition of an accessory structure in a historic district, as established by subsection 21A.34.020.G of the ordinance. The historic landmark commission shall find that *the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:*

- 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;*
- 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;*
- 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;*
- 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;*
- 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;*
- 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;*
- 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;*
- 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;*
- 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;

10. *Certain building materials are prohibited including the following:*

a. *Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.*

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.*

Relocation Standards

The Ordinance (21A.34.020.I) defines several standards for the review of proposals to relocate a landmark site or contributing structure. *The Historic Landmark Commission shall find that the project substantially complies with the following:*

1. *The proposed relocation will abate demolition of the structure;*
2. *The proposed relocation will not diminish the overall physical integrity of the district or diminish the historical associations used to define the boundaries of the district;*
3. *The proposed relocation will not diminish the historical or architectural significance of the structure;*
4. *The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;*
5. *A professional building mover will move the building and protect it while being stored; and*
6. *A financial guarantee to ensure the rehabilitation of the structure once the relocation has occurred is provided to the city. The financial guarantee shall be in a form approved by the city attorney, in an amount determined by the planning director sufficient to cover the estimated cost to rehabilitate the structure as approved by the historic landmark commission and restore the grade and landscape the property from which the structure was removed in the event the land is to be left vacant once the relocation of the structure occurs.*

National Park Service, National Register Bulletin 15.VIII How to Evaluate the Integrity of a Property

In relation to subsection 21A.34.020.C.10 of the ordinance (see above) the National Park Service (NPS), for the National Register of Historic Places (NR), in turn defines Integrity in their National Register Bulletin 15, Section VIII: *How to Evaluate the Integrity of a Property*. To be eligible for the National Register of Historic Places a property must be shown to be significant under the NR criteria and it must have integrity. To retain historic integrity a property will always possess several, usually most, of the seven defined aspects or qualities of Integrity listed in subsection C10 of the Ordinance. Retention of specific aspects or qualities of integrity is paramount for a property to convey its significance. The NPS defines Integrity as follows:

Integrity The seven aspects or qualities of Integrity defined by the NPS are Location, Design, Setting, Materials, Workmanship, Feeling & Association.

Location The place where the historic property was constructed. The relationship between property and its location is often important to understanding why the property was created. Significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved (Part VII: *How to Apply the Criteria Considerations*) A move may also cause the loss of historic features such as landscaping, foundations & chimneys – as well as potential archaeology. Reconstructed buildings present problems in meeting the integrity requirements of the NR criteria.

Design The combination of elements that creates the form, plan, space structure & style of a property. It includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. Design reflects historic functions and technologies as well as aesthetics.

Setting The physical environment of a historic property. Setting refers to the character of the place in which the property played its historic role, involving *how*, not just *where*, the property is situated and its relationship to surrounding features or open space, including those surroundings outside of its boundaries. The setting can include such elements as the relationships between buildings and other features of open space. [The relationship here between the two Kimball houses and the Kimball-Whitney

Cemetery to the immediate south – Heber C Kimball grave also listed on the SLC Register of CR & first plot of ground in SLC formally dedicated as a burial ground.]

Materials are defined as the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials (in this case adobe) are often the focus of regional building traditions and thereby help to define an area's sense of time and place. A property must retain the key exterior materials dating from its period of significance. A property whose historic features and materials have been lost and then reconstructed is not usually eligible.

Workmanship is defined as the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is evidence of artisans' labor and skill, and can be vernacular methods of construction and plain finishes, or highly sophisticated. It can furnish evidence of the technology of a craft, illustrate aesthetic principles of a historic period, and reveal individual, local, regional, or national of both the above.

Feeling is defined as a property's expression of the aesthetic or historic sense of a particular period of time, resulting from the presence of physical features that, taken together, convey the property's historic character.

Association is defined as the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. It requires the presence of physical features that convey a property's historic character.

KEY ISSUES

The three issues identified and discussed here are those which raise notable questions in the context of the preservation objectives and standards framing Salt Lake City's stewardship of its historic resources.

At the stage of this initial evaluation of the proposals, and to enable concentration on what are identified as the more challenging issues, no detailed review of the design of the proposed new apartment building has been carried out. This report focuses on the relocation of the two historic houses and the demolition of the existing parking garage. Design review of the proposed apartment building, and the RMF-75 setback requirements associated with these proposals will become a subsequent stage of review, and subject to the acceptability or otherwise of the presently proposed relocations and demolition. The applicant's statement addressing the standards for New Construction is included in Attachment D of this report.

ISSUE 1 The proposed relocation of the J Golden Kimball House, 36 East 200 North

Current proposals involve separating the main floor of the house from its foundation and lower level, supporting it and moving it south during construction of the garage, and relocating it back close to its original position above the new garage. It would be slightly forward and slightly higher in elevation than its current position. The lower level and the foundation of the house would be demolished. It is proposed that the rock foundation from the building would be salvaged and replaced to face the newly constructed parking garage

This is a City Landmark Building and a category 'A' architecturally significant contributing building in the Capitol Hill Historic District. It is of both architectural and historic interest, as an early pioneer house on its original site, and as the home of one of the most noteworthy figures from one of the most important of Salt Lake City's early families. The present site and its immediate vicinity, including the adjacent Moroni H. Kimball House and the Heber C. Kimball Grave (the grave is also a City Landmark) and Kimball-Whitney Cemetery (the earliest to be established in the city), concentrate considerable historic integrity and significance at this point in the historic district, close to the historic core the city and the LDS church. This is also an early pioneer house of adobe construction on its original site. As such, it is a now rare representative of the early history and settlement of the city. It is also an important component of the existing spaces and buildings creating the historical and architectural character and the unique sense of place associated with this site and its setting.

The application to move and then relocate this house close to its original location is proposed to facilitate the construction of a new apartment building above and behind the proposed construction of a new parking garage, upon which the house would then sit. The proposed parking structure would provide parking spaces for both the

new apartment building and additional parking spaces for the current Kensington Apartments. In the context of affording protection to a historic resource in the city, this proposition poses several questions of preservation principle and practice in an evaluation of the proposals against the ordinance relocation standards (21A.34.020.I). The applicant's statements to address these standards are included below, and form part of the application information in Attachment E of this report.

Relocation Standards

1. The proposed relocation will abate demolition of the structure;

Applicant Statement

"The proposed move and relocation will keep this structure from being demolished and lost to history. The building will be moved in one piece. The building in its final position will be relocated forward 5'-0" and will be raised approximately 2'-0" in elevation. The presentation to the street will remain substantially unchanged."

Staff Statement

This is a landmark site and building in the Salt Lake City Register of Cultural Resources. Demolition of this building is not currently proposed. Ordinance standards identify the Commission's capacity to approve the demolition of a landmark site on two counts only, public health and safety, or a proven condition of 'economic hardship'. The building does not pose an apparent threat to public health and safety. No evidence of a condition of 'economic hardship' has been presented.

2. The proposed relocation will not diminish the overall physical integrity of the district or diminish the historical associations used to define the boundaries of the district;

Applicant Statement

"The proposed relocation will maintain the physical integrity of the historical district without diminishing the historical associations of the district boundaries because the home will be relocated at its original location. The absence of the basement in its new location is not anticipated to reduce the historic feel of the home or its contribution to the district."

Staff Statement

The physical integrity of the historic district relies in part on the historical and physical integrity of its buildings. In this case the southern boundary of the Capitol Hill Historic District includes and is partly defined by the two Kimball houses and the Kimball grave site immediately adjacent. There are strong historical associations between the three sites, two recognized as landmark sites and one recognized as a contributing building, representing early stages of the cultural development of the city. Both buildings occupy their original sites, and although altered and extended in their lives to date, have evolved and matured on those sites. The definitions of historic and physical integrity identified by the National Park Service and cited and used in the city ordinance, identify issues with moving a building in terms of loss of integrity in the context of Location, Setting and Association, and consequently its ability to convey its historic significance. A question arises as to whether the historic building relocated becomes more 'artifact' than 'architecture'? A further question might focus on whether and if so to what degree the proposal would diminish the historical associations of this site through loss of integrity?

3. The proposed relocation will not diminish the historical or architectural significance of the structure;

Applicant Statement

"The historical and architectural significance of the home will not be diminished by the move and relocation. The presentation to the street will remain substantially unchanged."

Staff Statement

Evaluating the historical and architectural significance, and consequently the historic integrity of the building, as defined in the ordinance and by the NPS, is more complex than evaluating its appearance from the street. Clearly the building is significant in terms of the history, architecture and culture of the city and the state. While subject to some previous alteration and addition, the building can be determined to have considerable

integrity, thus retaining its ability to convey its significance. The building currently occupies its original 'Location', the 'Setting' includes both the residence and burial place of an important figure in city and state history and is clearly of importance, while 'Feeling' and 'Association' support definitions of integrity and the character of the site. Moving the building, demolishing foundation and lower floor, and relocating the building close to its original position on the site are likely to weaken those qualities, whether or not other qualities of 'Design', 'Materials' and 'Workmanship' are less affected. Should the building survive this relocation, and its presentation to the street subsequently substantially reinstated, the qualities of Location, Setting, Feeling and Association are less able to underpin its integrity and its ability to convey its significance. The question is perhaps not whether, but to what degree, the proposals would affect the historical and architectural significance of the building?

4. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

Applicant Statement

"The structure can only resist gravity loads in its present condition. There are no mechanical connections between the rock, adobe and wood. The building will be completely braced and stabilized before it is moved. The structure will withstand the proposed move, relocation and restoration as a result of stabilization measures. When relocated the building will be seismically upgraded thus significantly improving its ability to withstand seismic events."

Staff Statement

The original core of this building is of adobe construction, which is recognized as a structurally weaker, more vulnerable and less predictable form of masonry construction. Although externally the structure of this part of the building appears sound, the internal structural condition of the adobe walls remains at this point an unknown. The condition of the adobe masonry will affect the feasibility of relocating the building. To date, there appear to be few, if any, case studies of successfully relocating an adobe building in the state. While this evaluation could not conclude that it can't be done, it can raise the question of the likelihood of a detrimental effect on the structural soundness of the building.

5. A professional building mover will move the building and protect it while being stored;

Applicant Statement

"A licensed and bonded contractor with specialized skills in relocating historic structures will move the building. The process will pre-qualify bidders and ensure that a professional, experienced contractor will bring his extensive skill to the project and ensure its success. The building will be stabilized before being moved."

Staff Statement

The Commission may wish to consider the experience of the chosen contractor in the successful relocation of adobe structures, if the principle of relocation of the building be otherwise considered a proposal that could be supported in the context of these applications.

6. A financial guarantee to ensure the rehabilitation of the structure once the relocation has occurred is provided to the city. The financial guarantee shall be in a form approved by the city attorney, in an amount determined by the planning director sufficient to cover the estimated cost to rehabilitate the structure as approved by the historic landmark commission and restore the grade and landscape the property from which the structure was removed in the event the land is to be left vacant once the relocation of the structure occurs.

Applicant Statement

"The Owner will provide a financial guarantee at the time of the permit."

ISSUE 2 The proposed relocation of the Moroni H. Kimball House, 48 East 200 North

The current proposal for this building is to brace the structure, lift it off its current foundation, move it south during construction of the new parking garage, then relocate it in its current position on the site on top of new foundations placed on top of the new garage. The later addition of concrete block construction would be

demolished and not replaced. Selective restoration of the building is proposed upon the completion of its relocation and reinstatement.

The house is a contributing structure in the Capitol Hill Historic District, and is of interest historically, architecturally and culturally as an early residence of a member of the Kimball family, associated with the adjacent Kimball residence and the adjacent Kimball-Whitney cemetery. It is an important component of the existing spaces and buildings creating the historical and architectural character and the unique sense of place associated with this site and its setting. The structure appears to have been altered and also extended to the rear in two phases. It is constructed of brick with a stone foundation, with later additions in concrete and concrete block. It is currently subdivided into apartments.

The application to move and then relocate this house back in its current location is proposed to facilitate the construction of a new apartment building above and behind the proposed construction of a new parking garage, upon which this house would then sit. The proposed parking structure would provide parking spaces for both the new apartment building and additional parking spaces for the current Kensington Apartments. In the context of affording protection to a historic resource in the city, this proposition poses several questions of preservation principle and practice in an evaluation of the proposals against the ordinance relocation standards (21A.34.020.I). The applicant's statements addressing these standards are included below, and form part of the application information in Attachment E of this report.

Relocation Standards

1. The proposed relocation will abate demolition of the structure;

Applicant Statement

"The proposed relocation keeps the Moroni Kimball home in its exact location. The home is moved off its foundation during construction of the garage directly under the house and then back onto a foundation once the garage is finished. This process allows for the development of the site and the preservation of the structure."

Staff Statement

This is a contributing building in the Capitol Hill Historic District. With the exception of the later rear addition, foundation and lower level, demolition of this building is not currently proposed. Ordinance standards identify the Commission's capacity to approve a proposed demolition of a contributing building in subsection 21A.34.020.L through O in the ordinance.

2. The proposed relocation will not diminish the overall physical integrity of the district or diminish the historical associations used to define the boundaries of the district;

Applicant Statement

"The proposed relocation will maintain the physical integrity of the historical district without diminishing the historical associations of the district boundaries because the home will be located at its original location when the project is finished. The absence of the basement in its restored location is not anticipated to reduce the historic feel of the home or its contribution to the district."

Staff Statement

The physical integrity of the historic district relies in part on the historical and physical integrity of its buildings. In this case the southern boundary of the Capitol Hill Historic District includes and is partly defined by the two Kimball houses and the Kimball grave site in the Kimball-Whitney Cemetery immediately adjacent to the application site. There are strong historical associations between the three sites, two recognized as landmark sites and one recognized as a contributing building. This coincidence of related historical importance represents an early stage in the cultural development of the city. Both buildings occupy their original sites, and although altered and extended in the past, they have evolved and matured on those sites. Historic and physical integrity, as cited in the city ordinance, is defined by the National Park Service. They identify issues occasioned by moving a building in terms of loss of integrity in the context of Location, Setting and Association, and consequently the building's ability to convey its historic significance. The

basement and the foundation of the building would be lost in this relocation, although it is proposed that the stone from the foundation be recut and reused as a facing to the new foundation. Again the question arises as to whether the historic building relocated becomes more 'artifact' or specimen than 'architecture'? A further question might focus on whether, and if so to what degree, the proposal would diminish the historical associations of this site through loss of integrity.

3. The proposed relocation will not diminish the historical or architectural significance of the structure;

Applicant Statement

"The historical and architectural significance of the home will not be diminished by its removal and relocation. The home will be restored and seismically upgraded and returned to its current location and relationship to the street."

Staff Statement

Evaluating the historical and architectural significance, and consequently the historic integrity of the building, as defined in the ordinance and by the NPS, is more complex than evaluating its appearance from the street. The building is significant in terms of the history, architecture and culture of the city and the state. While subject to some previous alteration and addition, the building can be regarded as having considerable integrity, thus retaining its ability to convey its significance. The building currently occupies its original 'Location', the 'Setting' includes both the residence and burial place of an important figure in city and state history and is clearly of importance, while 'Feeling' and 'Association' support definitions of integrity and the character of the site. Moving the building, demolishing the foundation and lower floor, despite relocating the building in its original position on the site, are likely to weaken those qualities, whether or not other qualities of 'Design', 'Materials' and 'Workmanship' are less affected. Assuming a successful relocation of the building, with its relationship to the street reinstated, the qualities of Location, Setting, Feeling and Association are less able to support its integrity and its ability to convey its significance. The question is perhaps not whether, but to what degree, the proposals would affect the historical and architectural significance of the building?

4. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

Applicant Statement

"In its present condition, the home is structurally sound as to gravity loads and will withstand the proposed move from its foundation to a temporary location and back again. Moving the home will require that it be brought up to current seismic requirements for a residence."

Staff Statement

The physical relocation of a masonry building of brick and stone tends to a more tried and tested technique and practice. The building appears to be structurally sound. With the necessary internal and external bracing and support, and the specialist expertise in this field, the detrimental effect on structural soundness is likely to be minimized. Physically moving a historic masonry building inevitably is likely to engender some detrimental effect on the structure of the building, given the stresses the building would experience. Seismic upgrading of the building is proposed upon completion of the relocation.

5. A professional building mover will move the building and protect it while being stored;

Applicant Statement

"A licensed and bonded contractor with specialized skills in relocating historic structures will move the building. The process will pre-qualify bidders and ensure that a professional, experienced contractor will bring his extensive skill to the project and ensure its success. The building will be secured before being moved."

Staff Statement

The Commission may wish to consider the experience of the chosen contractor in the successful relocation of masonry buildings, should the principle of relocation of the building be otherwise considered a proposal that can be supported in the context of these applications.

6. A financial guarantee to ensure the rehabilitation of the structure once the relocation has occurred is provided to the city. The financial guarantee shall be in a form approved by the city attorney, in an amount determined by the planning director sufficient to cover the estimated cost to rehabilitate the structure as approved by the historic landmark commission and restore the grade and landscape the property from which the structure was removed in the event the land is to be left vacant once the relocation of the structure occurs.

Applicant Statement

“The Owner will provide this financial guarantee at the time of the permit. The selected general contractor will also provide a bond for this work.”

ISSUE 3 The proposed demolition of the Kensington Apartments parking garage

The present proposal is to demolish this building and to construct a new parking garage and apartment building on the site. The enlarged footprint of the new parking garage would be moved north relative to its current position. This would enable the construction of two levels of new apartment units facing the open space to the south, and would provide the foundation structure of the two relocated historic houses in the form of the new parking structure.

The current two story structure was designed as a parking garage for the Kensington Apartments in approximately 1930 and is constructed primarily from red brick and concrete. The structure, designed in period revival residential style, is identified as a contributing building in the Capitol Hill Historic District. It accommodates 38 parking spaces for the adjacent Kensington Apartments. Currently the structure is in need of extensive repair, with a Certificate of Appropriateness approved for repairs in May 2014.

Since the parking garage is an accessory building to the Kensington Apartments a proposal to demolish it would be reviewed against the ordinance criteria established for alteration of a contributing structure in the historic district, which in this case is the complete Kensington Apartments site. The ordinance standards for review are those established by subsection 21A.34.020.G. The applicant’s statements addressing these standards are summarized below and form part of Attachment E of this report.

Standards of Review

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;*

Applicant Statement

“The features now on the site are two homes, a parking garage and multi-family housing. New and refurbished structures on the site will also be two homes, a parking garage and multi-family housing.”

Staff Statement

The proposed demolition of the current parking garage is intended to create the site for a new parking garage and a new apartment building. The purpose will not effectively change.

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;*

Applicant Statement

“The current configuration of the two homes and garage on the site will be maintained. The new garage will take the place of the original garage and will be built on the footprint of the original garage. The two homes will remain virtually in their same location at the completion of the project. The massing of the site’s buildings

will vary somewhat, but the character of the property will remain intact along the street, and its streetscape will have the same spatial characteristic the site has now. The property's character will be retained and the existing materials will remain unchanged."

Staff Statement

The form and character of the current parking garage has characterized the Kensington Apartments site and setting since the 1930s, and is identified in the 2006 survey as a contributing structure in the district. The demolition of this building will alter the historic character of this site, and alter features and spaces that have characterized this property since its construction. The current parking garage appears to be consciously designed to be sensitive to the residential environment at the time, with external facades composed with a detailed period 'hole in the wall' fenestration pattern. Current proposals to remove this building would alter the character of this site.

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;*

Applicant Statement

"The two homes at the street will retain their historic qualities and shall not lose the characteristics of their era. The construction of the new garage and addition of the multi-family housing will be representative of our time but the forms and features will be compatible with those patterns and rhythms of adjacent buildings from past eras while not attempting to replicate that era."

Staff Statement

This standard is only of tangential relevance in this evaluation of the demolition of the current parking garage.

4. *Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;*

Applicant Statement

"The two homes will be retained and preserved on site without diminishing their historic significance."

Staff Statement

The 1930s parking garage is a subsequent addition to this site perhaps 15 years after construction of the Kensington Apartments, and has been recognized as having acquired historic significance. As an accessory structure of the apartments it has made its own contribution to the character of this site and 200 North, as well as complementing the adjacent apartments. As a substantially open structure it has however suffered from this degree of exposure.

5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;*

Applicant Statement

"When the houses are returned to their current locations, the presentation to the street will be exactly the same in one instance and virtually the same in the other. Great care will be taken to preserve and restore character-defining features of both structures."

Staff Statement

Current proposals would remove the present parking garage which can be regarded as a distinctive feature of this site. Given the distinctly different character of the garage building it may be regarded less obviously as a characteristic of the apartment buildings.

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;*

Applicant Statement

“The two homes that are being refurbished will have all the historical elements restored to their originally-constructed form, shape, material and configuration. Their design, texture and other visual qualities, and even structural qualities, can be easily preserved and maintained to enhance the state of repair and completeness of the structures and their appearance.”

Staff Statement

This standard addresses the primary building on the site, rather than the accessory parking structure.

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;*

Applicant Statement

“The architect will coordinate with a future general contractor to assure that appropriate restoration and repair methods are used on these historic structures, and on the site as a whole.”

Staff Statement

This standard is not directly relevant to the demolition the current parking garage.

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;*

Applicant Statement

“With the addition of the multi-family housing at the rear/inside of the property, the two historic homes remain on the streetscape. The contemporary design of the new multi-family housing will not detract from the historic significance of the neighborhood. The multi-family housing materials and character, forms and colors will be compatible with the adjacent buildings of similar use and mass.”

Staff Statement

The existing parking garage was designed and constructed in a style fashionable at the time, and one which lent itself to sensitive infill in a largely residential setting. The case being made with these applications for the removal of this building, would replace it on the site with an apartment building of apparently contemporary design.

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;*

Applicant Statement

“The new multi-family housing is separated and behind the historic homes on the streetscape and will read as a separate mass and building of its own environment.”

Staff Statement

This standard does not speak directly to the evaluation of the demolition of the current parking garage.

10. *Certain building materials are prohibited including the following: Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material;*

Applicant Statement

“These materials will not be used when constructing or refurbishing the structures on this site.”

Staff Statement

This standard does not speak directly to the evaluation of the demolition of the current parking garage.

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.*

Applicant Statement

“Any signage desired by the Owner will be presented to the HLC for approval as appropriate. The signage proposed will meet the standards and requirements as outlined.”

Staff Statement

This standard does not speak directly to the evaluation of the demolition of the current parking garage.

CONSIDERATIONS

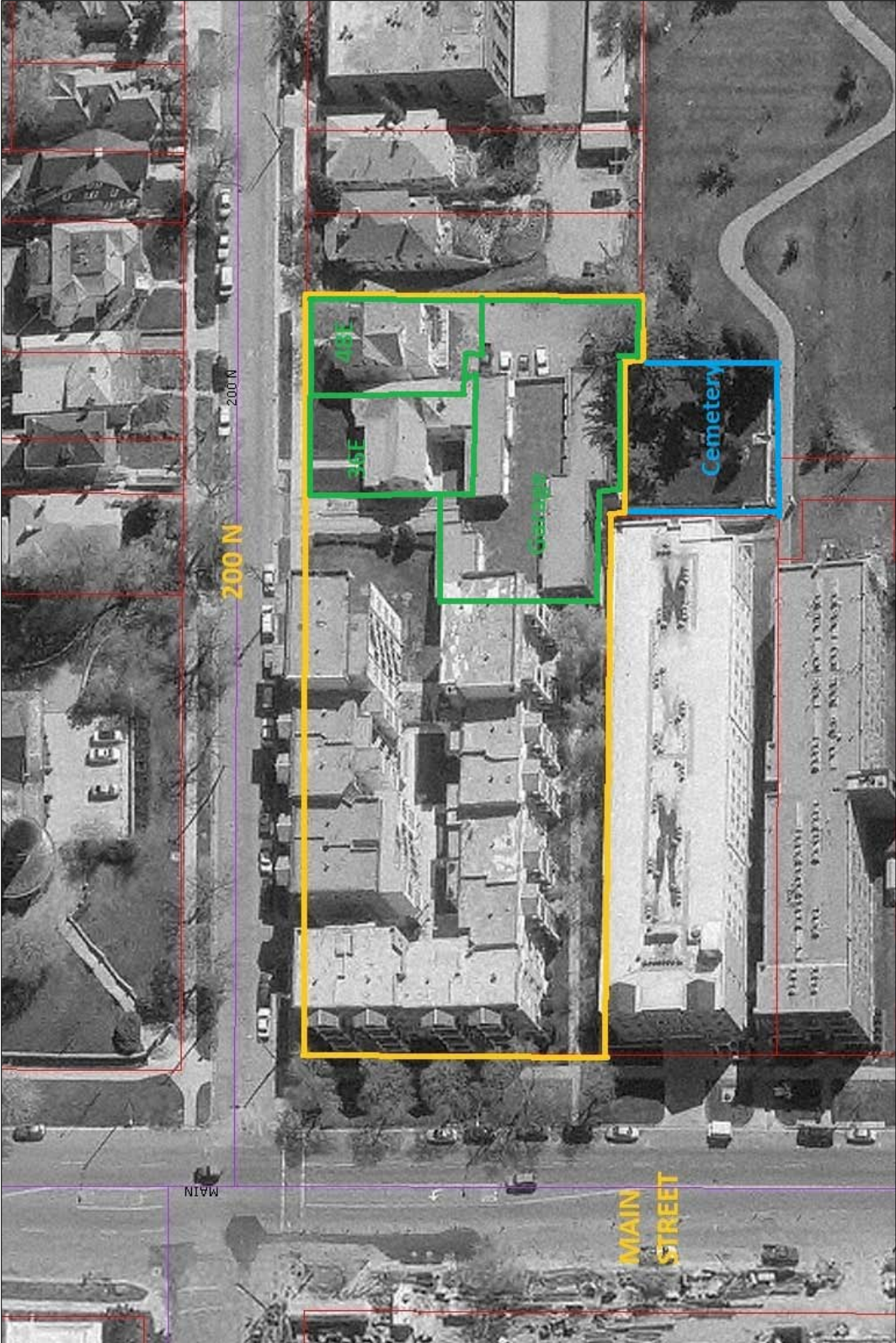
In summary, questions that arise in the context of these proposals that the Commission may wish to consider in an evaluation might include:

1. Would the proposals to move, demolish in part and then relocate the landmark building and the contributing building preserve their integrity, and consequently their historic and architectural significance and character?
2. Would the relocation of the landmark building be feasible, given its original construction in adobe brick, and the potential vulnerability and unpredictability of the nature of adobe construction. Or is it likely to result in the destruction and loss of this building?
3. Does the opportunity to construct a new apartment building and to provide additional parking space for the existing and the new apartments offset adverse impacts upon the integrity and significance of the historic buildings, and the risk of loss in this construction process?
4. Are there alternative options which would provide new apartments and enhanced parking provision on this site which would not require the relocation of the two historic houses?

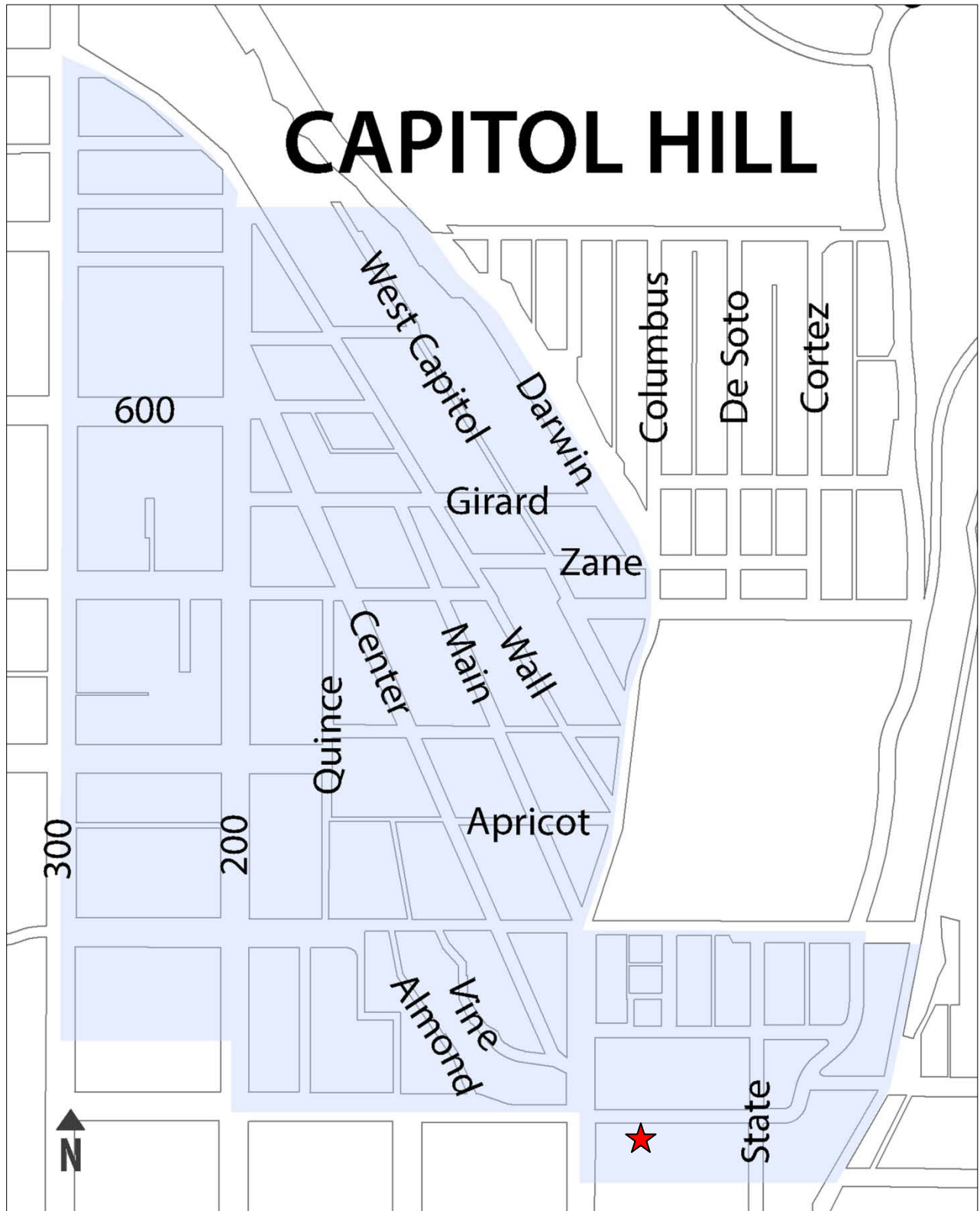
ATTACHMENTS

- A. Vicinity Map
- B. Historic District Map
- C. Site Photographs
- D. Survey Information
- E. Application Materials
- F. Ordinance Provisions & National Park Service Methodology & Guidance
- G. Public Process and Comments

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP



★ *Approximate project location*

ATTACHMENT C: SITE PHOTOGRAPHS



J GOLDEN KIMBALL HOUSE, 36 EAST 200 NORTH



MORONI H KIMBALL HOUSE, 48 EAST 200 NORTH



J GOLDEN KIMBALL HOUSE, 36 EAST 200 NORTH



KENSINGTON APARTMENTS PARKING GARAGE FROM 200 NORTH



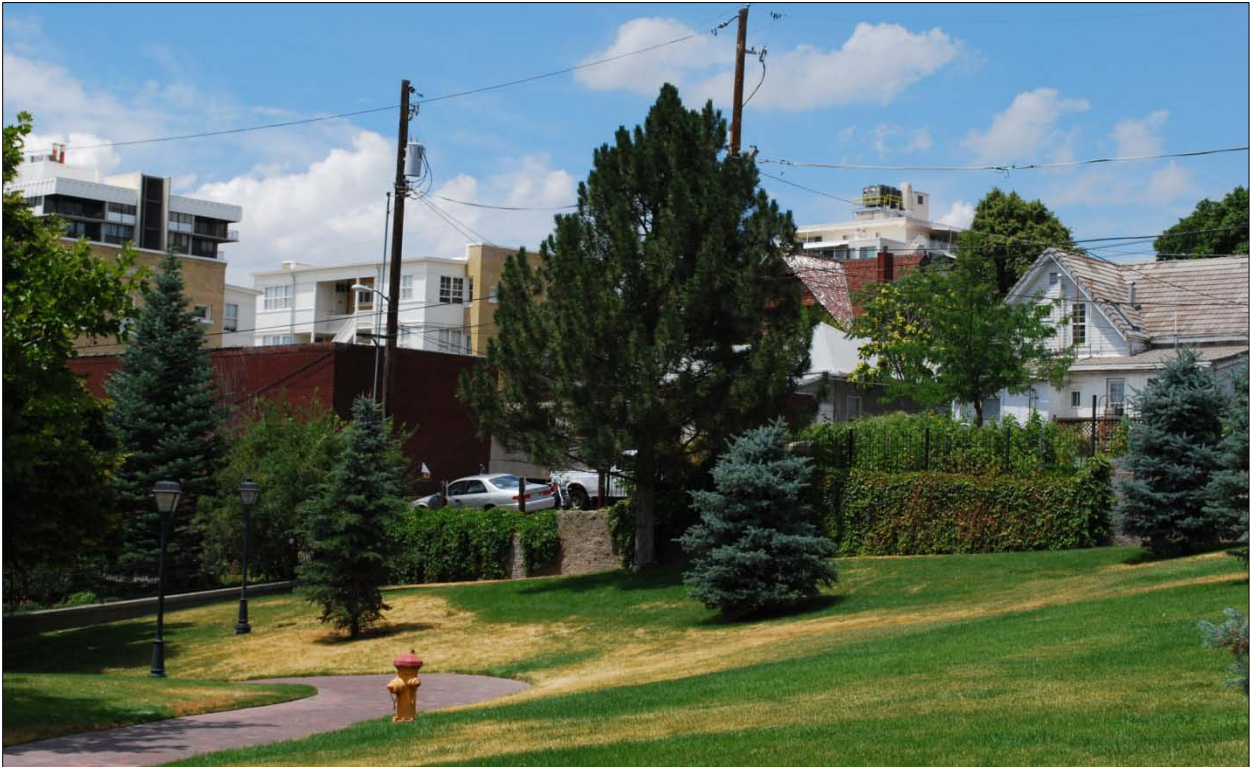
SOUTH FAÇADE OF PARKING GARAGE



KIMBALL-WHITNEY CEMETERY & SOUTH FAÇADE OF PARKING GARAGE



THE SITE FROM THE SOUTH



THE SITE FROM THE SOUTH



MORONI H KIMBALL HOUSE. 48 EAST 200 NORTH – SOUTH FACADE



MORONI H KIMBALL HOUSE, 48 EAST 200 NORTH – EAST FACADE

ATTACHMENT D: SURVEY INFORMATION

36 E 200 N

Kimball, J. Golden Home, 36 East First North, Salt Lake City (SR).

~~xxxxx~~ Jonathan Golden Kimball was born in Salt Lake City in 1853, the son of Heber C. Kimball, pioneer and first counselor to Brigham Young in the presidency of the Mormon Church, and Christeen Golden. J. Golden Kimball states, "Mother ~~xxxxx~~ sewed for ZCMI at those early starvation prices, kept boarders with poor surroundings and accommodations, as by this time we had been boosted out of Father's mansion and lived in a two~~o~~room house. Mother went to Brother Brigham repeatedly to secure a position for me, but to no avail. I suppose there were too many others who wanted work. So we were left to hustle for ourselves, and that's how I became a hustler." In 1887 ~~Kimballxxxxxxx~~ J. Golden married Jane Smith Knowlton and in 1892 was called to the First Council of Seventies of the LDS Church at the age of thirty-eight. He became one of the most popular and respected men of the General Authorities, and so well known for his wisdom and spicy humor that his anecdotes have become almost legendary. He was killed in a n automobile accident in 1938. The property that this house sits on was part of the Heber C. Kimball land from the first land allotments in 1847. ~~xxxxx~~ Much property belonged to Heber C. Kimball his his use for his/wives and fifty~~o~~six children. After his death in 1868, his heirs began se~~l~~ling the estate, some of the property to the children and other parcels to persons outside the family. A large piece of property ~~xxxxxxx~~ ~~of First Northxxxxxxx~~ on First North was acquired by J. Golden, his brother Elias Smith Kimball and his mother Christeen. This home was built ca. 1868-75 and was lived in by J. Golden and his mother. It is a simple ~~rectangular~~ ^{T-shaped} adobe house, ~~stuccoed~~, with cobblestone foundation. It is one story facing First North and two stories to the rear because of the steep slope of property. Although it ~~has~~ now been divided into four apartments, the exterior is basically in its original^y condition, including the wooden posts supporting the long front ~~xxxxx~~ porch, ^{heavy} wooden shutters, and a

Triple bay window on the east gable.

UTAH STATE HISTORY SOCIETY

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 36 East 200 North

UTM:

Name of Structure:

T. R. S.

Present Owner: Covey Investment Co.

Owner Address: 239 E South Temple
SLC, Utah 84111

Year Built (Tax Record): 1876

Effective Age:

Tax #: 01 3046

Legal Description

Kind of Building:

STATUS/USE 2

Original Owner: J. Golden Kimball

Construction Date: c. 1880

Demolition Date:

Original Use: single family

Present Use: multi family (4 apts)

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|--|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input checked="" type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input checked="" type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs: 1980

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input checked="" type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

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

Architect/Builder:

Building Materials: stuccoed adobe

Building Type/Style: Vernacular

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

This is a one story T-shaped adobe house. For a more complete description, see State Register Nomination form on site at USHS.

170343

Statement of Historical Significance:

Construction Date:c. 1880

J. Golden Kimball, his brother Elias S. Kimball, and a sister Mary M. Kimball acquired this property in the settlement of their father, Heber Chase Kimball's estate in 1877. The original house, a small adobe structure was built in 1880 and in 1885 J. Golden became the sole title holder. This house, already on the state historic register, is now known as the J. Golden Kimball home. Kimball lived here from the time the house was built until his death, September 2, 1938.

Jonathan Golden Kimball was born in 1853 in Salt Lake City, to Heber C. Kimball and Christeen Golden. Although Heber C. was first counselor to Brigham Young, J. Golden and his mother were forced out of the family house by the resentment of other wives and "left to hustle for ourselves." J. Golden was called to the First Council of the Seventy at age 38. He eventually became one of the most popular and respected of the General Authorities of the Church, known for his salty aphorisms and earthy humor.

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 48 2nd North

UTM:

Name of Structure:

T. R. S.

Present Owner: Thomas L. Brant
162 East 700 South

Owner Address: Farmington, Utah 84025

Year Built (Tax Record): 1916
Legal Description

Effective Age:
Kind of Building:

Tax #: 01 3048

STATUS/USE 2

Original Owner: Moroni H. Kimball

Construction Date: c.1888

Demolition Date:

Original Use: single family

Present Use: single family

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

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs: 1980

Photo No.:

Views: Front Side Rear Other

Views: 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
- Polks, SLC Directory, 1885-1940
- "Moroni H. Kimball", Deseret News, 1/22/23 p.6 sec 2
- "William Spry", Deseret News, 4/22/29 p.1; 4/26/29 p.1
- "William Spry", USHS clipping file

Researcher: Mark Lundgren

Date: 12/20/79

Architect/Builder:

Building Materials: brick

Building Type/Style: Victorian eclectic

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a 1½ story Victorian cottage, probably of patternbook design. It has gabled roofs with two dormers and two corbelled brick chimneys. The front gable has returns, patterned wood shingle siding, and a palladian-type window with fluted trim. There is a circle cornice around the house. The front porch has doric columns. The large front windows have been replaced with industrial sash, probably in the 1930's - 50's.

Hanchett

Statement of Historical Significance:

Construction Date:

Moroni H. Kimball purchased this property in 1887 from Jens S. Jensen for \$800. The house was apparently built soon afterward as Kimball is first listed as a resident here in 1889. He had previously lived at #19 West 2nd North (then known as 1st North). Moroni H. Kimball was born May 23, 1861 in Salt Lake City. The son of Heber C. Kimball. Kimball is listed by early directories as a drayman and an expressman. He founded the Kimball Van & Storage Company and was in business association with LDS Elder Orson F. Whitney, former Deseret News manager, H.G. Whitney, and Utah Governor William Spry. Kimball was married to Agnes Kelly and they lived here until 1903. He died January 21, 1923.

Moroni Kimball continued to own the property until 1907; the residents between 1903 and 1907 are unknown. In 1907 former governor William Spry, then the U.S. Marshal for Utah, bought the property. He became the resident in 1908. Spry was born January 11, 1864 in Windsor, Berkshire County, England. He and his parents, Philip and Sarah Field Spry, as well as two brothers, immigrated to the USA, and arrived in Salt Lake City June 2, 1875. Spry, during his life, was a stable boy, a railroad worker, a hide and fur handler and a politician among many other pursuits. He was elected governor in 1908 and held that position for two terms. Of note during his governorship are the building and completion in 1916 of the state capitol and the controversial execution of labor leader Joseph Hillstrom (Joe Hill). Shortly after Spry became governor, in 1909, he moved to 24 D St and sold this property to Emma Baer.

Subsequent owners and/or residents

1910-1933 William Baer & Emma Baer (owner/residents)

1933-1935 Joseph Taylor (resident)

1936 to at least 1940 William Baer

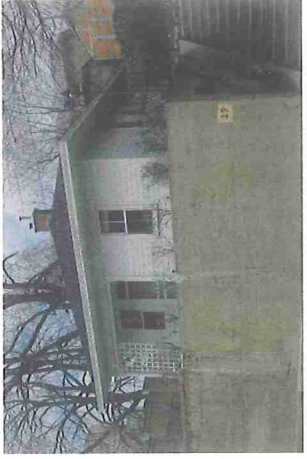
200 NORTH



16-24 E 200 North
A



16-24 E 200 North
(garages also for 182 N Main)



29 E 200 North
B



31 E 200 North
A



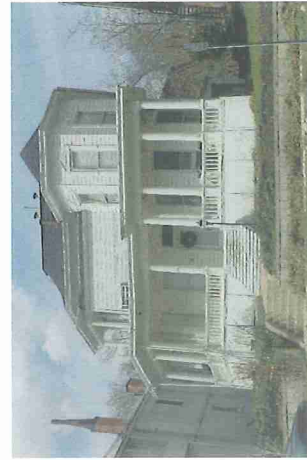
35 E 200 North
B



36 E 200 North
A



41 E 200 North
B



45 E 200 North
A



48 E 200 North
B



52 E 200 North
B



53 E 200 North
A

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
16 E 200 NORTH KENSINGTON APARTMENTS	A	0/2 3.5	1916	REGULAR BRICK	NEOCLASSICAL	OTHER APT./HOTEL MULTIPLE DWELLING	06	ON PARCEL WITH 180 N MAIN; 16-24 E
29 E 200 NORTH WILLIAM G. NEBEKER HOUSE	B	0/0 1	c. 1905	DROP/NOVELTY SIDING	20TH C.: OTHER	FOURSQUARE (BOX) SINGLE DWELLING	06 05	BEHIND 31 E N05
? 30 E 200 NORTH KENSINGTON APTS GARAGES	B	0/0 2	c. 1930	STRIATED BRICK	PERIOD REVIVAL: OTHER	GARAGE RESID. AUXILIARY	06	SUBSTANTIAL BUILDING; PARTLY RESIDENTIAL?
31 E 200 NORTH	A	0/0	1924	REGULAR BRICK	BUNGALOW CLIPPED-GABLE COTTAGE	BUNGALOW	06	
35 E 200 NORTH	B	0/0 1	c. 1898	REGULAR BRICK	VICTORIAN: OTHER	SINGLE DWELLING FOURSQUARE (BOX)	06	NOW APTS 33-35; HISTORIC FAÇADE ALTS
36 E 200 NORTH KIMBALL, J. GOLDEN, HOUSE	A	0/0 1	1880	STUCCO/PLASTER ADOBE: OTHER/UNDEF	VICTORIAN: OTHER	CROSSWING	06	SLC REGISTER; NOW APTS N05
41 E 200 NORTH FELT-MEACHAM HOME	B	0/0 2	c. 1898	REGULAR BRICK ASBESTOS SIDING	VICTORIAN ECLECTIC POST-WWII: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	06 05	HISTORIC FAÇADE ALTS N05
45 E 200 NORTH SECKELS-SPENCE HOME	A	0/0 2	1889	DROP/NOVELTY SIDING SHIP-LAP SIDING	VICTORIAN ECLECTIC ITALIANATE	CENTRAL BLK W/ PROJ SINGLE DWELLING	06	N05
48 E 200 NORTH	B	0/0	c. 1888	REGULAR BRICK SHINGLE SIDING	VICTORIAN: OTHER GREEK REVIVAL	CROSSWING	06	HISTORIC REPLACEMENT WINDOWS ON MAIN LEVEL; UPPER WINDOW NEWER; TILE ROOF LATER? N05
MORONI H. KIMBALL HOUSE 52 E 200 NORTH	B	1.5 0/0	c. 1929 c. 1888	REGULAR BRICK	VICTORIAN: OTHER 20TH C.: OTHER	SINGLE DWELLING FOURSQUARE (BOX)	05 06	N05
VASHNI H. PEASE HOUSE 53 E 200 NORTH	A	0/1	1906	BRICK: OTHER/UNDEF. STONE: OTHER/UNDEF. WOOD: OTHER/UNDEF.	VICTORIAN ECLECTIC DUTCH COLONIAL REV.	SINGLE DWELLING SIDE PASSAGE/ENTRY	05 06	N05
CHARLES G. CRIMSON HOME		2.5				SINGLE DWELLING		N05

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 180 North Main

UTM:

Name of Structure:

T. R. S.

Present Owner: Convey Investment Co.

Owner Address: 239 E South Temple
SLC, Utah 84111

Year Built (Tax Record): 1906
Legal Description

Effective Age:
Kind of Building:

Tax #: 01 3043

STATUS/USE 2

Original Owner: Stephen M. Covey

Construction Date: 1906

Demolition Date:

Original Use: apartments

Present Use: multi-family

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|--|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input checked="" type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography: Date of Slides: Slide No.: Date of Photographs: 1980 Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

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

Salt Lake County Plat Records, 1860-1940.
 Sanborn Maps, Salt Lake City, 1898, 1911, 1930, 1969.
 Polk, Salt Lake City Directory, 1900-1940.
 "Stephen M. Covey," Deseret News, 6/9/59, p. B12, 1/10/59, p. B12.

Architect/Builder:

Building Materials: brick

Building Type/Style: apartments

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

This corner apartment building has entrances facing North Main Street and 200 North Street. It is characteristic of many early twentieth century apartment buildings. Below the flat roof is a pressed metal cornice. The large double hung windows have concrete lintels. The three story balconies have pedimented gable roofs, fluted Corinthianesque posts and a balustrade with a geometric grid pattern. The balcony treatment parallels the Beaux Arts detailing at the entrance areas.

--D. Diana Johnson

Statement of Historical Significance:

Construction Date: 1906

This apartment complex was constructed by the Covey Investment Company in 1906. The owner and president of the company, Stephen M. Covey, had purchased the property the year before from W.T. Noall. The new structure, advertised as the Kensington Flats, replaced a pre-1898 home which had been located on the site. The apartments remained apart of the Covey Investment Company through 1940. Mr. Covey, born in 1869 died at the age of 90 in 1959,

Structure/Site Information Form

IDENTIFICATION 1

Street Address: c. 41 Gordon Place

UTM:

Name of Structure: Kimball-Whitney Cemetery

T. R. S.

Present Owner: Corp. of the Presiding Bishop of the L.D.S. Church

Owner Address:

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #:

STATUS/USE 2

Original Owner: Heber C. Kimball and Newel K. Whitney
Construction Date:

Demolition Date:

Original Use: cemetery

Present Use: cemetery

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

Historic Period

National Register

Multi-Resource

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

1980

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records / Map

City Directories

Utah State Historical Society

BYU Library

Tax Card & Photo

Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLC Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

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

Utah State Register File

T. Edgar Lyon to Melvin T. Smith, June 30, 1972.

Street Address:

Site No:

4
ARCHITECTURE

Architect/Builder:

Building Materials:

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a private cemetery with a large central monument to Heber C. Kimball and Newell K. Whitney. A stone retaining wall and an iron fence separate the cemetery from the street.

5
HISTORY

Statement of Historical Significance:

Construction Date:

Heber C. Kimball was born June 14, 1801, at Sheldon, Vermont. He became an apostle of the L.D.S. Church in 1835 and in 1847 first counselor to President Brigham Young, in whose company he came to the Salt Lake Valley the same year. He received a large tract of land north of the Temple Square as his inheritance "where he settled his family and constructed mills. He died in 1868." Whitney was born in 1795, and was the second presiding bishop of the L.D.S. Church. He came to Utah in 1848 and died here in 1850. Whitney's wife, Ann Houston Whitney, was the first person buried there after the cemetery was dedicated in 1848.

Thirty-three Kimballs, thirteen Whitneys, and ten others are reported to have been buried here before the site was closed in 1889. Since 1931 the property has been held and maintained by the L.D.S. Church.

GORDON PLACE



41 E Gordon Place B
(monument to Kimball Whitney)



Gordon Place Park
(aka 155 N State Street)

GRAY AVENUE



21 E Gray Avenue
B



25 E Gray Avenue
B

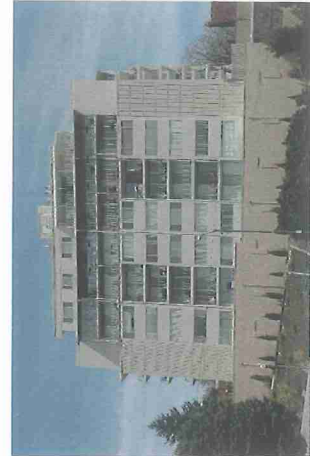


31 E Gray Avenue
A

HILLSIDE AVENUE



8 E Hillside Avenue
D



8 E Hillside Avenue



28 E Hillside Avenue
B

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
41 E GORDON PLACE KIMBALL-WHITNEY CEMETERY	B	0/0		NOT APPLICABLE	NOT APPLICABLE	OTHER/UNDEFINED CEMETERY	06	MONUMENT TO KIMBALL & WHITNEY; SLC REGISTER; aka 155 N STATE; IN PARK N05
21 E GRAY AVENUE GRAY, LIONEL H., HOUSE	B	0/0 2	C. 1903 c. 1969	REGULAR BRICK ROCK-FACED BRICK	VICTORIAN ECLECTIC NEOCLASSICAL	FOURSQUARE (BOX) SINGLE DWELLING	06 05	1969 CONVERSION TO MULTI- FAMILY DWELLING N05
25 E GRAY AVENUE JOHNSON, SWEN, HOUSE	B	1/0 1.5	C. 1902	REGULAR BRICK	VICTORIAN ECLECTIC	CROSSWING SINGLE DWELLING	06 05	NEW DORMER N05
31 E GRAY AVENUE CHARLES HENRY JENKINSON	A	0/1 2	1904	REGULAR BRICK	VICTORIAN ECLECTIC NEOCLASSICAL	FOURSQUARE (BOX) SINGLE DWELLING	06	UHF EASEMENT; SLC REGISTER N05
8 E HILLSIDE AVENUE PANORAMA APARTMENTS	B	0/0 7	1961	CONCRETE: OTHER	MODERN: OTHER	OTHER APT./HOTEL MULTIPLE DWELLING	06 05	N05
28 E HILLSIDE AVENUE	B	0/1 2	1893 c. 1950	STUCCO/PLASTER	COLONIAL REVIVAL	OTHER APT./HOTEL SINGLE DWELLING	06	1893?; MAYBE 1931 N05

?=approximate address Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterred D=ineligible/out of period U=undetermined/lack of info X=demolished

ATTACHMENT E: APPLICATION MATERIALS

- PROJECT DESCRIPTION
- SURVEY PLANS
- PROPOSAL DRAWINGS
- ORDINANCE STANDARDS STATEMENTS
- STREETSCAPE PANORAMA
- RELOCATION SEQUENCE GRAPHICS
- PHOTOGRAPHS
- APPRAISAL CARDS

PROJECT DESCRIPTION

Project Name: Kensington Apartments

Project Location: *As determined by the City (likely 32 or 34 East)*

Project Owner: Garbett Homes, 273 North East Capitol Street, SLC, Utah 84103

Owner's Agent: CRSA, 649 East South Temple Street, SLC, Utah 84102

Zone: RMF-75 (21A.24.150)

Overlay District: Capitol Hill Protective Overlay District (21A.34.080)
H Historic Preservation Overlay (21A.34.020)

Parking Required: Stalls required (21A.44, 21A24.150)
[Restore current 38 stalls at garage plus 8 stalls surface parking = 46 stalls]
[32 new 1-bedroom apartments require 1 stall per 1-bedroom unit = 32 stalls]
Parking stalls required: 78 stalls plus 3 ADA stalls
Parking stalls provided: 87 stalls plus 4 ADA stalls at new garage

Historic Structures: J. Golden Kimball House
36 East 200 North, 2-story home built 1875-1880
Construction: stucco-clad adobe
Category A building, contributing
SLC Landmark Structure; SLC Register of Cultural Resources
Current use – Apartments.

Moroni Kimball House
48 East 200 North, 1-story home built 1888
Construction: brick/shingle siding
Category B building, contributing
Current use – Apartments.

Rear Garage,
48 East 200 North—Rear, 2-story built 1930
Construction: brick and concrete
Category B building, contributing
Current use – garage.

Applications Submitted

Application Name: **HP: Relocation** – 36 East 200 North, Dismantle, Relocate & Replace in Part
HP: Relocation – 48 East 200 North, Dismantle, Relocate & Replace in Part
HP: Major Alteration & New Construction – Demolition of Rear Garage
HP: Major Alteration & New Construction – New Apartment Building
Special Exception Notice of Application – Seeking Setback Deviations Approvals

This Application: _____

Kensington Project Description

The Kensington Apartment project involves several buildings that are identified as historic or contributory. These buildings are the J. Golden Kimball Home, the Moroni Kimball Home and the garage(s) behind the two homes. The most important structures are the two houses. The least significant of the three buildings, since it is noted as contributory in the survey, is the multi-car garage behind the houses. Each of these buildings will be treated differently as a result of their location, construction and contribution to the district. This entire process is illustrated in the prepared Power Point / PDF file “Sequence”.

J. Golden Kimball Home

The J. Golden Kimball Home (JGK Home) was originally built in the mid 1870’s. The original house has a stone foundation, with adobe walls above grade sitting on the stone foundation and framed interior walls and roof. The wood framed east wing was added in the mid 1940’s. It is the intention of the Owner to prepare this structure to move 100-feet to the south during construction of the north half of the parking structure and then move it back to its original location after the new parking structure is completed. The JGK Home will occupy a position slightly closer to the street but in line with its current location. It will also be slightly higher than its current elevation.

Moroni Kimball Home

The Moroni Kimball Home (MK Home) was originally built in the late 1880’s. This home will be moved from its original location directly south 100-feet while the construction of the north half of the parking structure is completed, and then it will be moved back to its original location after the new parking structure is completed. It will be prepared for the move with internal and external bracing customary with house moving. Once the parking structure is complete, the building will be moved back and be restored to its original condition in its original location. The alignment with the street, the distance from the street and its elevation relative to the street will not change.

Parking Garage

The existing 1930’s garage currently houses 38 cars for Kensington tenants. The garage will be demolished and replaced with a new parking garage that accommodates 87 dedicated parking stalls and 4 accessible parking stalls. The new parking garage will reduce the number of cars parking on the street during the day and night, as well as provide the required number of stalls for the new development.

Thirty-two new apartment units will be constructed on two levels in the south end of the new parking structure overlooking the park. An additional three levels will be located on top of the parking structure. The units that sit on top of the parking structure will respect the required setbacks along the south and east property line.

This development will bring thirty-two additional housing units within one block of Temple Square and two blocks of the downtown area. The development is consistent with the broad objectives and goals of the Capitol Hill and Salt Lake City Master Plan while creating minimal disturbance to the historic fabric of the Capitol Hill Historic neighborhood.

Application: “HP—Relocation” J. Golden Kimball Home, 36 East 200 North

It is proposed that the J. Golden Kimball home, located at 36 East 200 North, be moved directly south of its current location while the northern half of the new parking garage is constructed. Once the garage is completed the house will be moved back onto its new foundation. This process is best described in the graphic presentation submitted as part of this application; however, a written description is also provided below.

The building was built in several phases. The original adobe structure was built on a stone foundation between about 1875-1880. That effort was followed by the wood framed east wing that was built in approximately 1946. More recently the extension of the east wing was added between the east wing and the 1930's garage. None of the original materials mentioned are visible. The entire structure is covered with synthetic stucco. Once the south half of the new parking garage is constructed, it is proposed that the above-grade portion of the main adobe structure and the wood framed east wing be moved directly south and rest on top of the new parking garage while the north half is being constructed. Upon completion, it will move back to its original location but rest permanently atop the north half of the new parking garage. The stone foundation below grade would be salvaged and the stone reused to face the new foundation walls on which the house will rest.

- Original Adobe Structure: the adobe walls on the original building are the most challenging part of the moving this building. The walls are built with two wyths of 6”x14” adobe brick. Every eighth course of adobe there is a header course that ties the two wyths together and provides lateral stability. The adobe can be moved if the base courses are first strengthened with a concrete bond beam around the entire perimeter. The reinforced bond beam is located directly beneath the adobe and will carry all the weight of the adobe as well as the forces generated from lifting and moving the building. The bond beam is placed in staggered 2’ to 3’ by 1’ deep sections around the entire perimeter. Forming and pouring the concrete sections requires the removal of the stone foundation where the concrete is to be placed. The removal of the stone sections will leave stone sections of equal length and depth. The adobe will span the gap left by the removal of stone while the concrete is being formed and poured. The second step removes the remaining sections of stone, replaces the stone with reinforced concrete and ties all sections together. The bond beam is now in place and the adobe is stabilized and ready to move.
- Foundation: the stone foundation is completely covered by synthetic stucco. The only part of the stuccoed foundation that is visible from the street is the west side. The stone will be salvaged for reuse as veneer over the new concrete foundation walls of the house. We anticipate that it will be placed and maintained without a stucco finish. The stone will be placed so that the presentation of the stone veneer will be consistent with the presentation of the original home’s foundation.
- Windows: Some of the windows in the east addition are original. None of the windows in the adobe section are original. The owner will conduct a window survey to determine if the windows can be restored and reused. If the windows are beyond reasonable repair they will be replaced in kind according to Secretary of Interior Standards.
- Stucco: Early photos of Salt Lake indicate that most of the original buildings were adobe. The adobe is not stuccoed. At some point all of the adobe buildings were stuccoed since adobe cannot withstand the elements for very long. The synthetic stucco will be removed and replaced during restoration of the house.

Application: “HP—Relocation” Moroni H. Kimball Home, 48 East 200 North

It is proposed that the Moroni H. Kimball home, located at 48 East 200 North, be relocated temporarily to the south. Once the north portion of the garage is completed, the Moroni Kimball house would be moved back to its current location, repositioned on its new stone-faced foundation and restored to its original condition atop the new parking garage. See attached site diagram.

Prior to moving the building, it will be properly prepared by a professional mover. Preparation might include properly bracing all openings in the exterior walls as well as bracing all interior openings.

The Moroni Kimball home consists of three parts: the original house, an early addition of brick and a much later addition of concrete and concrete block. The concrete block addition will be removed before the house is temporarily relocated—this concrete block addition will not be reassembled. The remaining portions of the house will be lifted and slid to the south. There it will remain during construction of the north half of the new parking garage is complete. When the north half of the garage is finished, the house will be moved back into place atop the new concrete foundation, to be faced with the original stone. The exterior of the house will then be restored to its original condition and the interior will be seismically upgraded and restored as appropriate.

Exterior:

The exterior of the house is in relatively good condition for its age. Changes to the exterior include: painted brick, removal of original windows, loss of decorative trim, removal of original porch and a concrete block addition to the rear of the structure.

- The foundation of the house is stone. The stone will be salvaged and reused to face the new foundation. The stone will be cut so that it does not feel or look like a veneer.
- Selective restoration of the brick will occur once the building is back in place. The brick is soft and in some places the face of the brick is gone. Removing the paint from the brick will be explored. Concern for the condition of the brick will temper the possibilities of returning the brick to its original paint free state.
- Many of the original windows have been removed to create larger picture windows. Other windows have been replaced to reduce maintenance. All exterior windows that have been removed or significantly altered will be replaced with windows whose material and style are consistent with the original building.
- The porch will be restored along with all of the original woodwork on the building.
- The roof will be replaced with an architectural asphalt shingle roof.

Interior:

- The building will be seismically upgraded as required once the building is moved back into place.
- The interior of the building will be reconfigured to more closely match the original configuration.

- Where original character defining elements exist, those elements will be retained and restored where possible.
- All new mechanical and electrical systems will be installed.

Landscaping:

- The building will sit in a landscaped environment. The presentation of the building will be similar to the current presentation from the street. There will be shrubbery and grass around the building. It will not be apparent from the street that the building is sitting on a concrete parking structure.

Application: “HP—Major Alteration & New Construction”
Demolition of Existing Garage

It is proposed that the existing 1930s parking garage be demolished to make room for a new parking garage and 32-unit apartment building. See attached site diagram.

Application: “HP—Major Alteration & New Construction” Construction of New Garage & 32-Unit Apartment Building

It is proposed that the relocation of the two Kimball homes and demolition of the existing parking garage be conducted to add a newly constructed parking garage and 32-unit apartment building. See attached site diagram and drawings.

Special Exception Application Setback Deviations

Our request is to allow a deviation from the required setbacks in two locations summarized as: (1) the existing Moroni H. Kimball House will be moved, new construction will be put beneath it to support it fully when it is put back at its current/original position with its current side setback of 9'-0"; and (2) the existing garage will be removed and replaced with new construction at the same setback, excepting one corner, which encroaches the setback for ease of constructability only. These items are further described below. See also the attached Site Diagram.

Background

The Moroni H. Kimball house was originally constructed as a single family house in approximately 1888 and has now been converted into apartments. The 1 1/2-story Victorian T-shaped cottage has gabled ends with decorative circle shingles in the gables. The structure is brick on a stone foundation. It is identified as a category B building (eligible/contributing) for the Capitol Hill Historic District.

The home currently sits 9 feet from the side property line. It is proposed that the home will be temporarily relocated. A new parking garage will then be built on the site up to the east and south property lines. Once the new parking structure is complete the home will be restored to its original location, resting permanently on top of the new parking structure.

The currently existing 1930s parking garage will be demolished and a new garage and housing development will be constructed in its place maintaining the original building position and setback.

The project seeks an exception for the proposed application of two ordinances (21A.06.050 and 21A.42.030). If applied favorably, the exceptions would provide that: (1) the existing 9'-0" setback for the Moroni Kimball Home that deviates from the required 15'-0" is accepted; and (2) the square setback deviation at the southeast corner of the property for ease of construction is accepted. See the attached Site Diagram.

Request #1:

Ordinance 21A.52.030 allows:

19. Replacement or reconstruction of any existing noncomplying segment of a residential or commercial structure or full replacement of a noncomplying accessory structure provided:
 - a. The owner documents that the new construction does not encroach farther into any required rear yard than the structure being replaced.
 - b. The addition or replacement is compatible in design, size and architectural style with the remaining or previous structure.

The conditions can be met with the replacement of the existing garage with a new garage and some apartments as shown in the drawings. The new garage sits five feet inside the existing garage setbacks except for one minor encroachment at the southeast corner of the garage. The exception is requested for ease of construction only. The area of encroachment is 295 square feet. All other setbacks are respected.

Request #2:

The second requested ordinance consideration is 21A.52.030.g:

6. Review and approve or deny certain special exceptions for properties located within an H historic preservation overlay district. The certain special exceptions are listed as follows:
 - a. Building wall height;
 - b. Accessory structure wall height;
 - c. Accessory structure square footage;
 - d. Fence height;
 - e. Overall building and accessory structure height;
 - f. Signs pursuant to section 21A.46.070 of this title; and
 - g. Any modification to bulk and lot regulations of the underlying zoning district where it is found that the underlying zoning would not be compatible with the historic district and/or landmark site.

In order to adequately support the Moroni Kimball home we are requesting that the alignment of the parking garage be consistent with the house for a distance of 55-feet along the east property line. The house currently sits 9'-0" off the property line.

Fnd. 2.5" Brass Cap Well Monument with cross. See ROS S09-13-1106

Fnd. 2.5" Brass Cap Well Monument with cross.

Fnd. 2.5" Brass Cap Well Monument with cross.

300 NORTH STREET
S89°59'13"W (ATLAS Plat, ROS S09-03-0097)
S89°59'09"W 897.41' (Meas.)
786.18' (Calc.)

Nothing Found or Set
Fnd. 2.5" Brass Cap Well Monument with cross. F.B. 0137-6 See ROS S90-03-0097
455.32' per ROS S90-03-0097
453.00' ATLAS Plat
455.34' (Calc.)
S00°06'30"W 863.08' (Calc.)

Fnd. chiseled hole in asphalt obtained strong reading with metal detector did not continue searching for monument. (See Narrative) Position determined from ROS S90-03-0097.

Nothing Found or Set
Fnd. 2.5" Brass Cap Well Monument with cross. See ROS S90-03-0097
S00°06'30"W 863.08' (Calc.)
S00°07'28"W (ROS)

SURVEYORS CERTIFICATE:

TO: Bryson Garbett, his successors and assigns, First American Title Insurance Company, its successors and assigns. This is to certify that this map and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS, and includes no items from Table A thereof. The field work was completed on August 23, 2013.

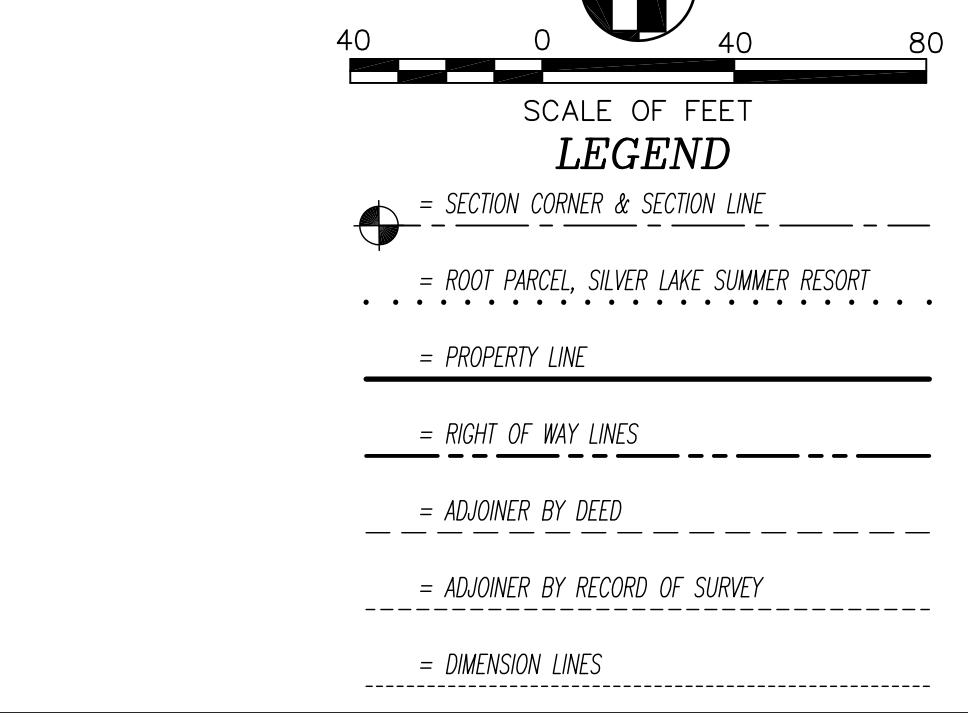
S. Scott Carlson PLS #187727 DATE
This ALTA/ACSM Land Title Survey was prepared using that certain Commitment For Title Insurance issued by First American Title Insurance Company, Order Number NCS-624317-SLC1 Amendment No. 3, with an effective date of October 02, 2013 at 7:30 a.m.

DESCRIPTIONS:
SUBJECT PARCEL 1:
BEGINNING at the Northwest corner of Lot 5, Block 93, Plat "A", Salt Lake City Survey and running EAST 20 rods (North 89°44'42" East 330.23 feet to the Northeast corner of said Lot 5, [measured]); Thence SOUTH 79 feet (South 00°01'21" East, [measured]); Thence EAST 20 feet (North 89°48'11" 20.01 feet [measured]); Thence SOUTH 8 feet (South 00°01'21" East [measured]); Thence EAST 29.52 feet (North 89°48'11" East [measured]); Thence SOUTH 78 feet (South 00°01'21" East 78.40 feet [measured]); to the south line of Lot 6; Thence Thence WEST 33 feet (South 89°48'21" West 33.02 coincident with said south line [measured]); Thence NORTH (00°01'21" East [measured]) 8.25 feet; Thence WEST 77.5 feet (South 89°48'21" West 77.70 feet [measured]); Thence NORTH (North 00°02'13" East [measured]) 8.25 feet; Thence WEST (South 89°48'21" West [measured]) 269 feet to the west line of Lot 5; Thence NORTH 148.5 feet (North 00°02'13" West 148.55 feet coincident with the west line of said Lot 5 [measured]) to the point of beginning.

SUBJECT PARCEL 2:
BEGINNING at the Northwest corner of Lot 6, Block 93, Plat "A", Salt Lake City Survey and running SOUTH 79 feet (South 00°01'21" East, [measured]); Thence EAST 20 feet (North 89°48'11" 20.01 feet [measured]); Thence SOUTH 8 feet (South 00°01'21" East [measured]); Thence EAST 29.5 feet (North 89°48'11" East 29.52 feet [measured]); Thence NORTH 87 feet (North 00°01'21" West 87.05 feet to the north line of said Lot 6 [measured]); Thence WEST 49.5 feet (South 89°44'42" West 49.53 feet coincident with the north line of said Lot 6 [measured]) to the point of beginning.

NARRATIVE:
Twin Peaks, P.C. was retained by Bruce Hansen, Agent for Bryson Garbett to perform an ALTA/ACSM Survey of the subject parcels.
Block 93 of Plat "A" Salt Lake City Survey was broken down and re-established as shown hereon. The position of missing corner line monuments were calculated from that certain Record of Survey performed by the Salt Lake City Surveyor's Office, certified by Douglas S. Folger and filed as Record of Survey S90-03-0097 in the Office of the Salt Lake County Surveyor. It is our belief that a monument is buried under the asphalt at the intersection of 200 North and State Streets. The Salt Lake City Surveyor's Office was contacted and a request was made for them to uncover the monument but we were told "that was not possible at the present time", as a result we have relied on the aforesaid Record of Survey to fix the monument's location. No deed overlaps or gores exist.

- SCHEDULE B-SECTION 2:**
- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. **NON SURVEY MATTER.**
 - Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof. **NONE NOTED IN THE COURSE OF THIS SURVEY.**
 - Easements, claims of easements or encumbrances which are not shown by the public records. **POSSIBLE UTILITY EASEMENTS TO SERVICE FACILITIES.**
 - Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records. **AS SHOWN AND NOTED HEREON.**
 - Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water. **NONE NOTED IN THE COURSE OF THIS SURVEY.**
 - Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **NON SURVEY MATTER.**
 - Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment. **NON SURVEY MATTER.**
 - Taxes for the year 2013 now assessed in the amounts of \$37,853.90 and \$2,240.40, which will be due and payable beginning November 1, 2013 and before November 30, 2013. General property taxes for the year 2012 were paid in the amount of \$ 31,586.97 and \$2,240.92. Tax Parcel No. 09-31-309-033-0000 (Parcel 1) and 09-31-309-034-0000 (Parcel 2), respectively. **NON SURVEY MATTER.**
 - 2012 general property taxes were paid in the amount of \$31,586.97. Tax Parcel No. 09-31-309-033-0000. **NON SURVEY MATTER.**
 - The land is included within the boundaries of Salt Lake City, and is subject to charges and assessments made thereby. **AFFECTS BOTH PARCELS.**
 - An unrecorded Lease executed by Kensington Apartments, Inc., a Utah Corporation, as Lessor, and Web Service Company, Inc., as Lessee, as disclosed by that certain Memorandum of Lease recorded November 29, 1996 as Entry No. 6517344 in Book 7546 at Page 2323 of Official Records. Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. **NON SURVEY MATTER.**
 - Notice of Location within an Historic District (Salt Lake City Capitol Hill Historic District) recorded August 8, 1995 as Entry No. 6137512 in Book 7202 at Page 1282 of Official Records. **AFFECTS BOTH PARCELS.**
 - Salt Lake City Ordinance No. 92 of 1999 (Enacting the Capitol Hill Community Master Plan) recorded November 29, 1999 as Entry No. 7522327 in Book 8326 at Page 75 of Official Records. **AFFECTS BOTH PARCELS.**
 - Rights of parties in possession of the land under unrecorded leases, rental or occupancy agreements and any claims or interests arising thereunder. **NON SURVEY MATTER.**
 - Rights of tenants, as tenants only, in possession of the land under unrecorded leases, rental or occupancy agreements and any claims thereunder. **NON SURVEY MATTER.**
 - The State Construction Registry discloses the following Preliminary Notice(s): **NONE NO AFFECTS PARCELS.**
 - TRUST DEED WITH ASSIGNMENT OF RENTS dated April 9, 1991 by and between July Lawson, as to an undivided 14.90% interest; Hal D. Renfro, as to an undivided 48.01% interest; Tad R. Callister, as to an undivided 18.545% interest; and Douglas L. Callister, as to an undivided 18.545% interest as Trustor in favor of United Title Services of Utah, Inc., a Utah corporation as Trustee and William M. Berry, Edward C. Peterson, and John P. O'Brien, each as to an undivided one-third interest, as tenants in common as Beneficiary, to secure an original indebtedness of \$55,000.00 and any other amounts or obligations secured thereby, recorded April 18, 1991 as Entry No. 5053436 in Book 6307 at Page 695 of Official Records. **NON SURVEY MATTER.**

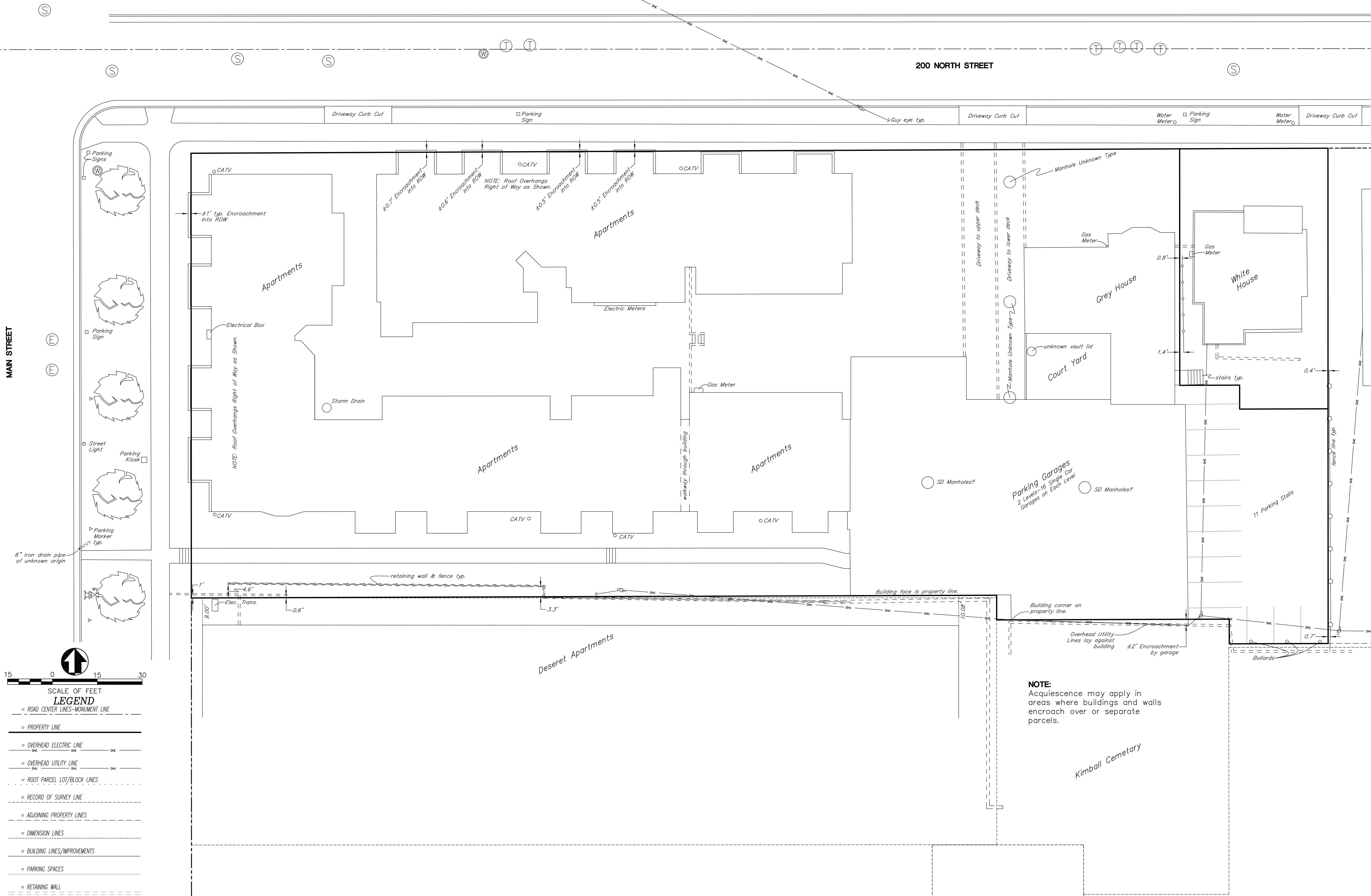


DATE: 09-03-13
SCALE: 1"=40'
PROJECT NUMBER: 1313001

ALTA ACSM SURVEY KENSINGTON APARTMENTS
A PART OF LOTS 5 & 6 BLOCK 93 PLAT "A" SLC SURVEY
LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511 (801) 439-0700 FAX

DESIGNED	DEH	DEH	SSC
CHECKED			
SHEET	1		
OF	2		



15 0 15 30

SCALE OF FEET

LEGEND

- - - ROAD CENTER LINES-MONUMENT LINE
- = PROPERTY LINE
- - - OVERHEAD ELECTRIC LINE
- - - OVERHEAD UTILITY LINE
- - - ROOT PARCEL LOT/BLOCK LINES
- - - RECORD OF SURVEY LINE
- - - ADJOINING PROPERTY LINES
- - - DIMENSION LINES
- - - BUILDING LINES/IMPROVEMENTS
- - - PARKING SPACES
- - - RETAINING WALL

DATE: 09-03-13
 SCALE: 1"=15'
 PROJECT NUMBER: 1313001

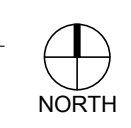
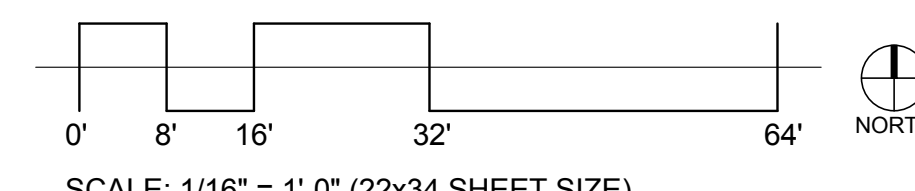
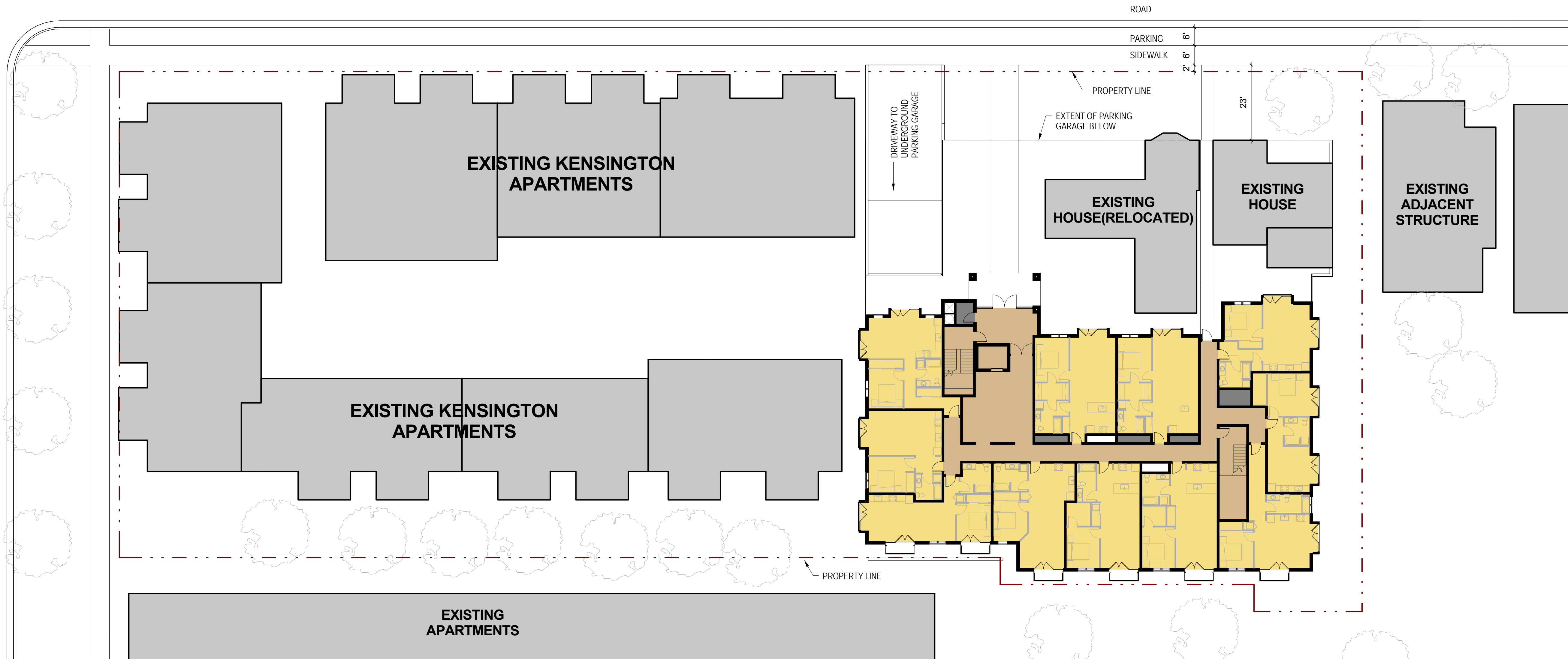
ALTA ACSM SURVEY KENSINGTON APARTMENTS
 A PART OF LOTS 5 & 6 BLOCK 93 PLAT "A" SLC SURVEY
 LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 31,
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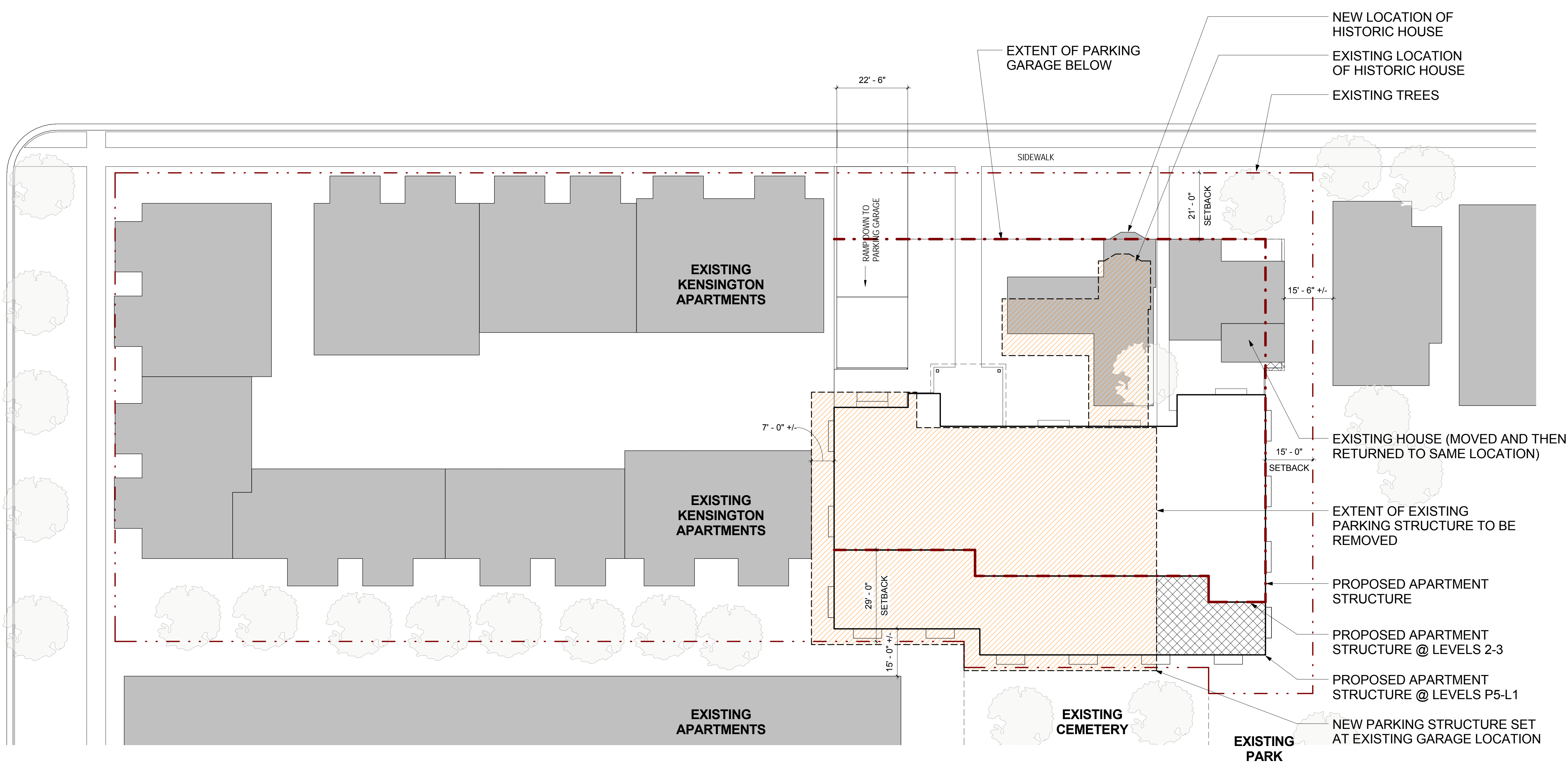
DESIGNED	DEH	DEH	SSC
DRAWN	DEH	DEH	
CHECKED			
SHEET	2		
OF	2		

200 NORTH

MAIN STREET

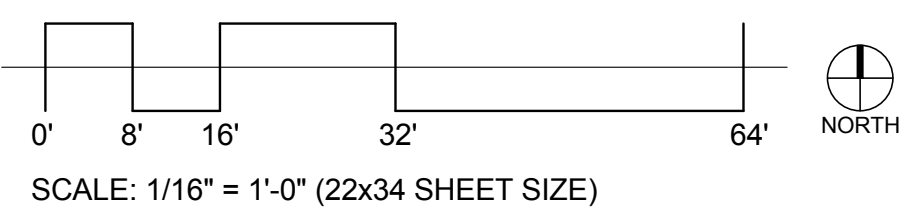


UNIT COUNT: 32
PARKING COUNT: 89 STALLS
85 DEDICATED + 4 ADA STALLS



SITE PLAN LEGEND

- EXISTING BUILDING IN CURRENT/ORIGINAL LOCATION
- PORTION OF BUILDING EXCEEDING SETBACKS
- PROPERTY LINE
- SETBACK LINE





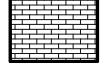
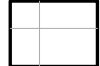
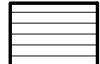
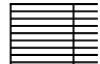
NORTH ELEVATION

UNIT COUNT

32 TOTAL UNITS

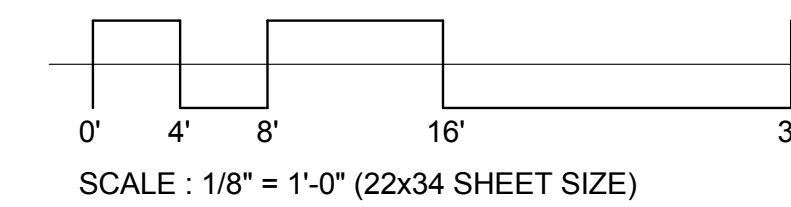
1 BEDROOM
 500-600 SQ FT : 7 UNITS
 600-700 SQ FT : 22 UNITS
 700-800 SQ FT : 3 UNITS

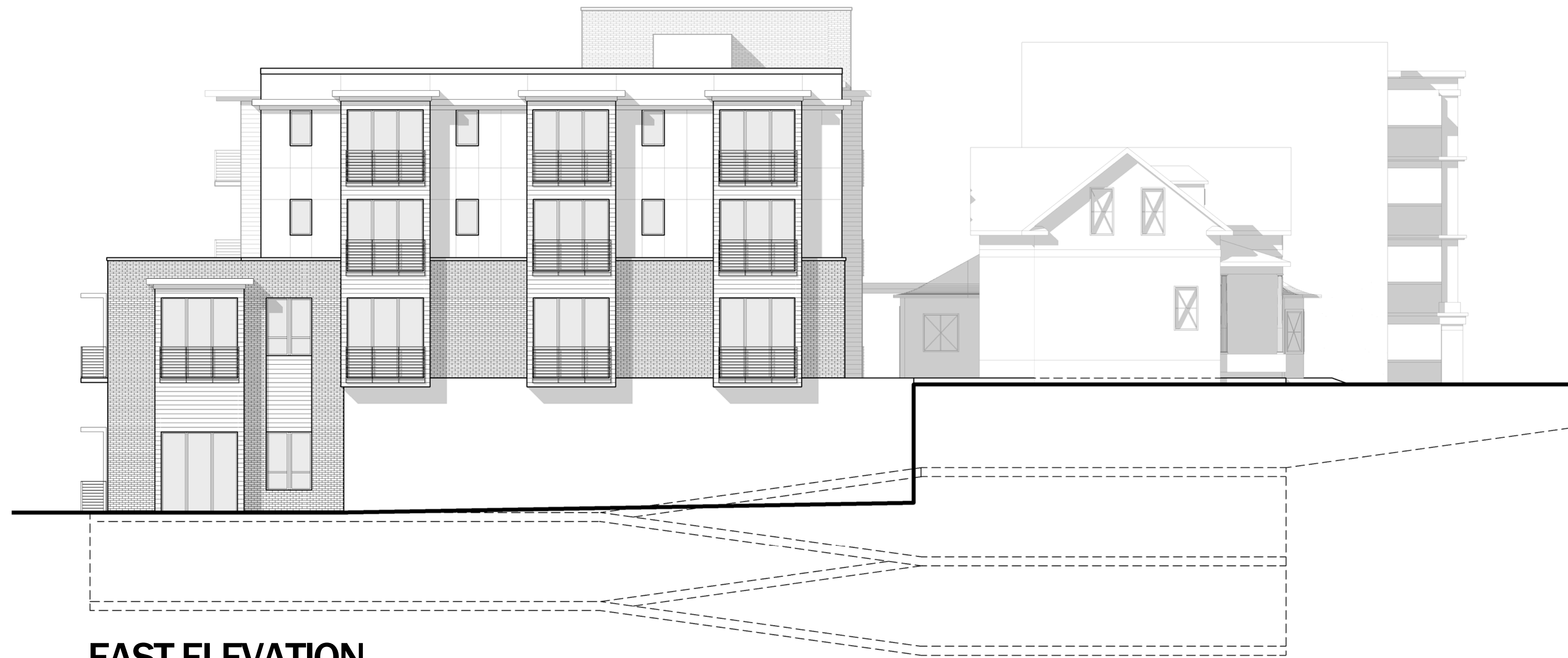
MATERIAL LEGEND

-  BRICK
-  FIBER CEMENT PANELS
-  FIBER CEMENT LAP SIDING
-  STEEL GUARDRAIL



SOUTH ELEVATION





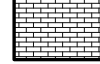
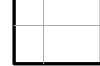
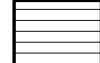

EAST ELEVATION

UNIT COUNT

32 TOTAL UNITS

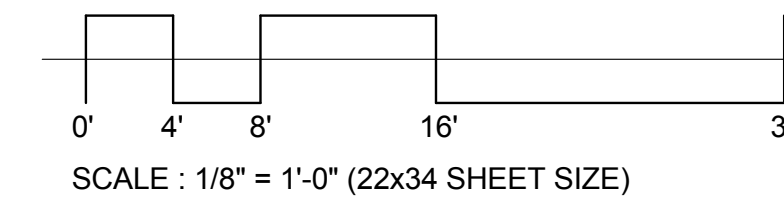
1 BEDROOM
 500-600 SQ FT : 7 UNITS
 600-700 SQ FT : 22 UNITS
 700-800 SQ FT : 3 UNITS

MATERIAL LEGEND

-  BRICK
-  FIBER CEMENT PANELS
-  FIBER CEMENT LAP SIDING
-  STEEL GUARDRAIL



WEST ELEVATION





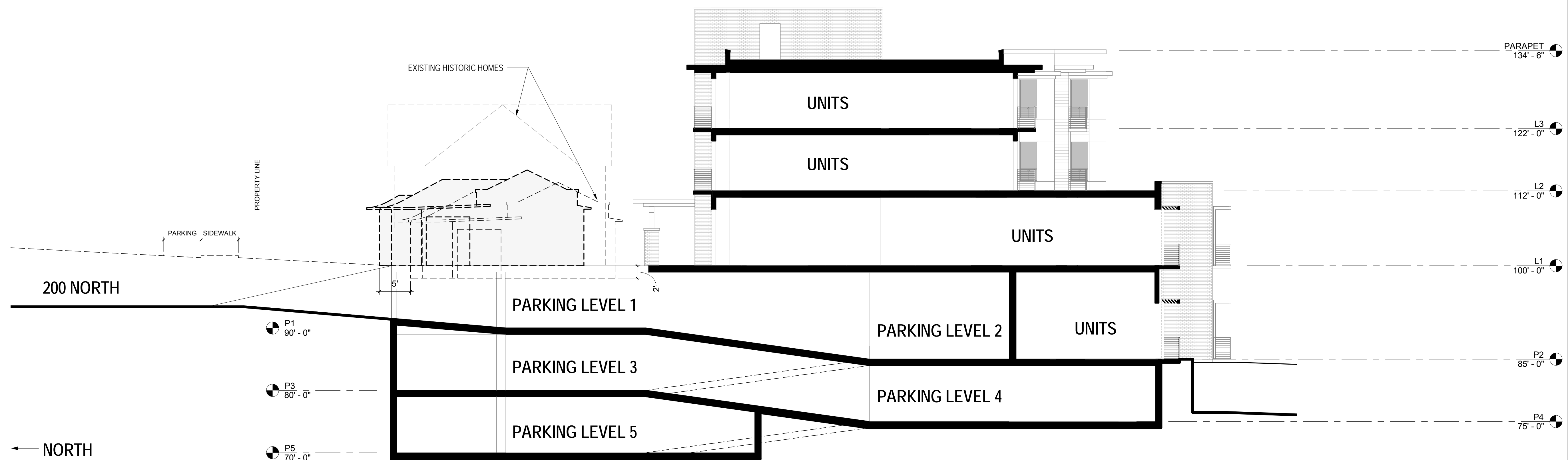
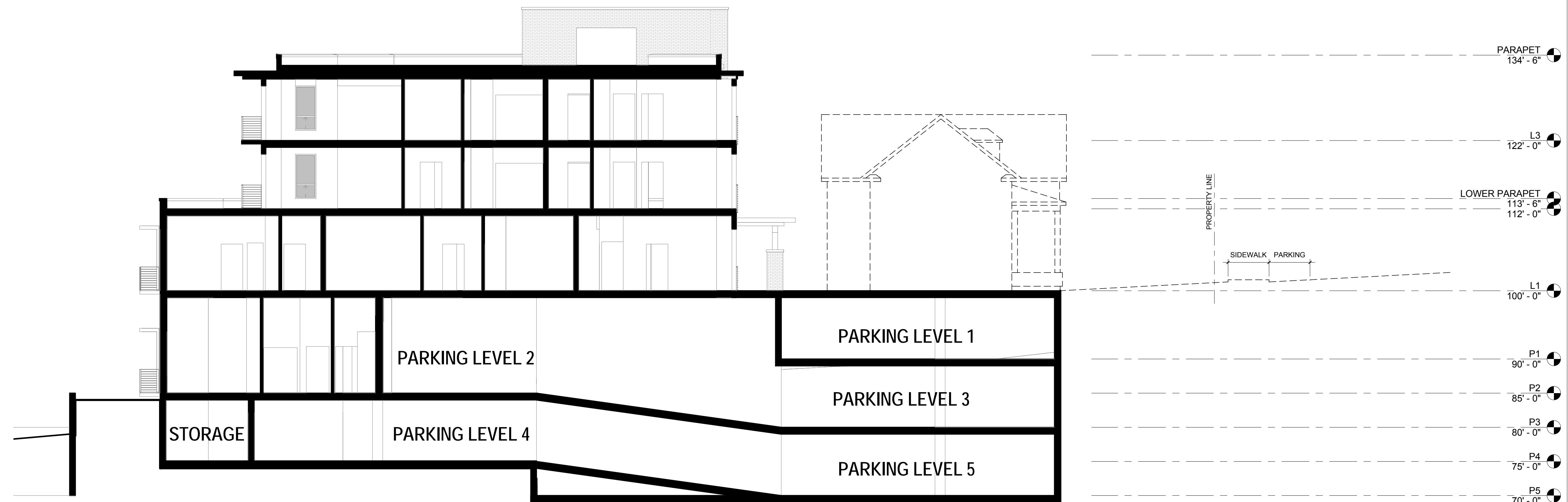
STREET PERSPECTIVE

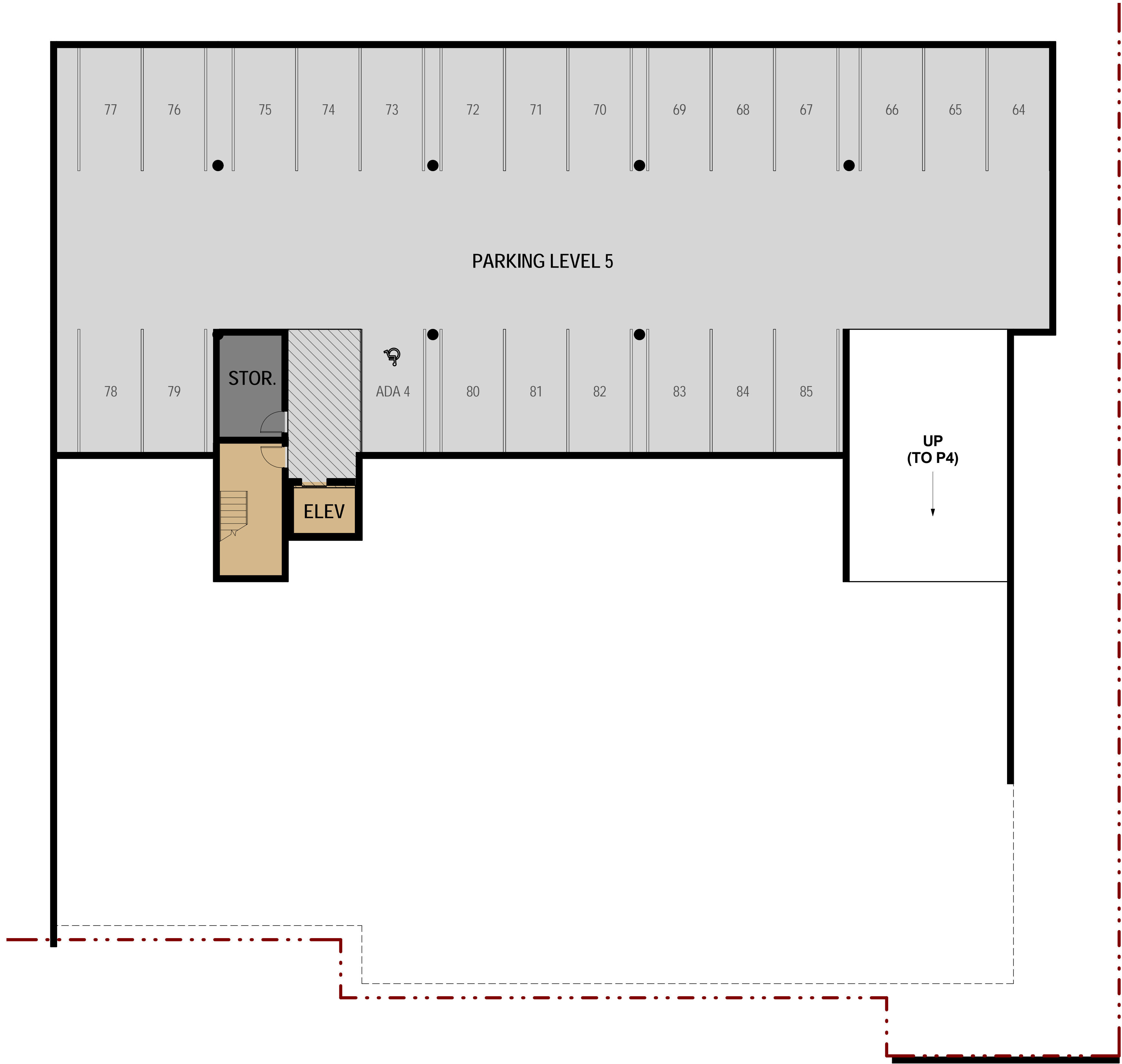


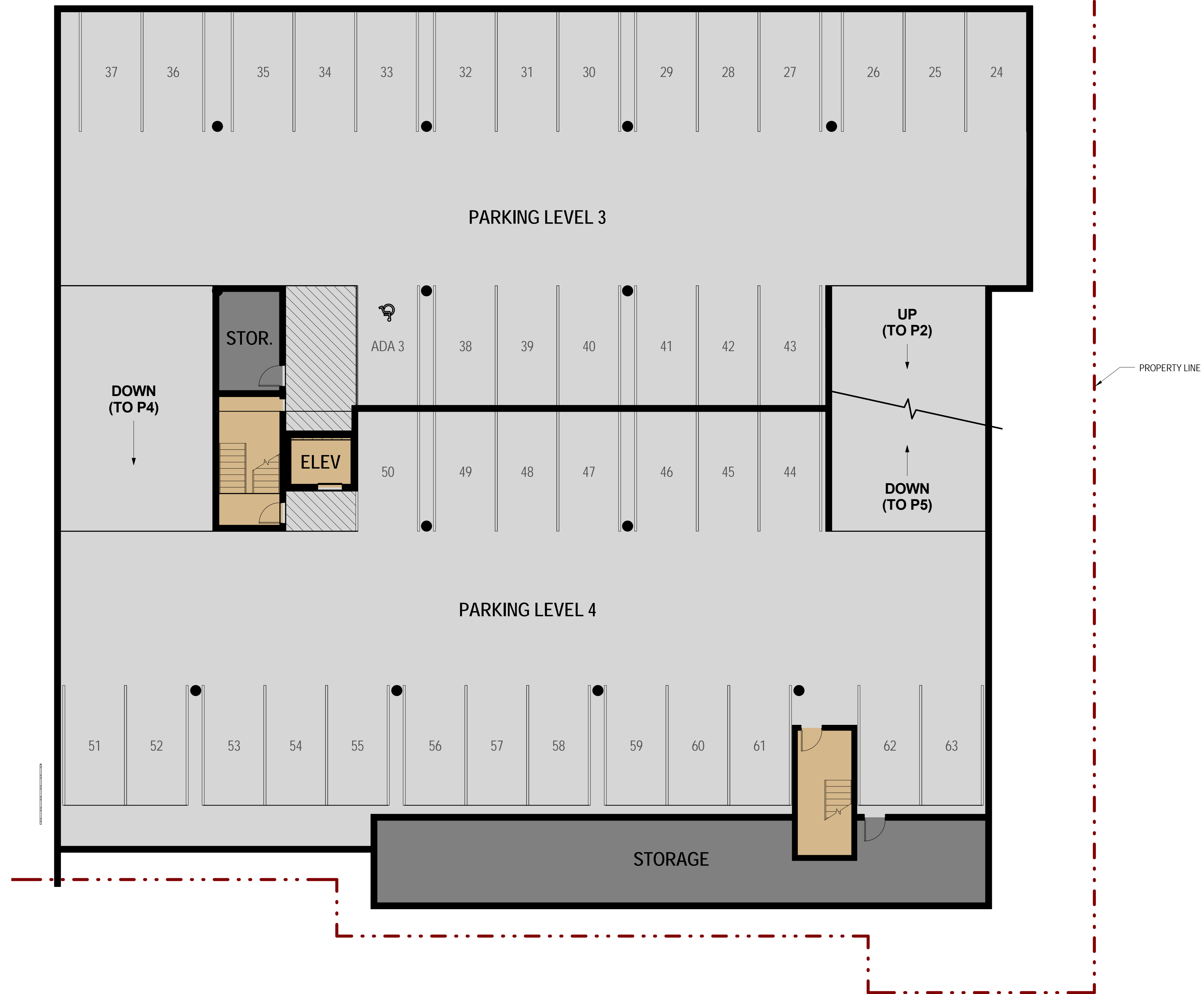
ENTRY PERSPECTIVE

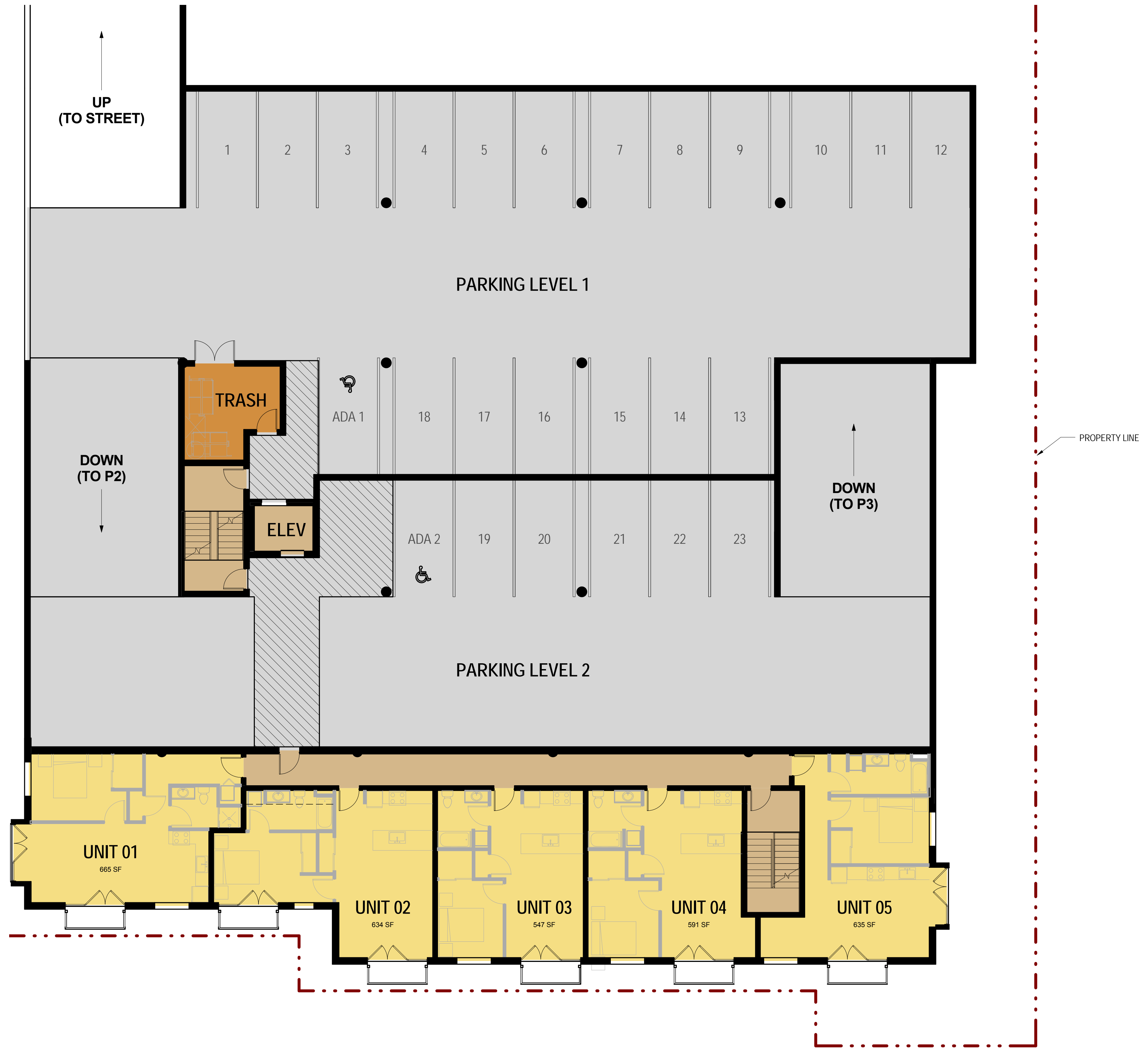


REAR PERSPECTIVE FROM PARK















36 EAST 200 NORTH, J. GOLDEN KIMBALL HOME

SL ORDINANCE 21A.34.020.I

I. Standards For Certificate Of Appropriateness For Relocation Of Landmark Site Or Contributing Structure: In considering an application for a certificate of appropriateness for relocation of a landmark site or a contributing structure, the historic landmark commission shall find that the project substantially complies with the following standards:

1. The proposed relocation will abate demolition of the structure;

Applicant's Response: The proposed move and relocation will keep this structure from being demolished and lost to history. The building will be moved in one piece. The building in its final position will be relocated forward 5'-0" and will be raised approximately 2'-0" in elevation. The presentation to the street will remain substantially unchanged.

2. The proposed relocation will not diminish the overall physical integrity of the district or diminish the historical associations used to define the boundaries of the district;

Applicant's Response: The proposed relocation will maintain the physical integrity of the historical district without diminishing the historical associations of the district boundaries because the home will be relocated at its original location. The absence of the basement in its new location is not anticipated to reduce the historic feel of the home or its contribution to the district.

3. The proposed relocation will not diminish the historical or architectural significance of the structure;

Applicant's Response: The historical and architectural significance of the home will not be diminished by the move and relocation. The presentation to the street will remain substantially unchanged.

4. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

Applicant's Response: The structure can only resist gravity loads in its present condition. There are no mechanical connections between the rock, adobe and wood. The building will be completely braced and stabilized before it is moved. The structure will withstand the proposed move, relocation and restoration as a result of stabilization measures. When relocated the building will be seismically upgraded thus significantly improving its ability to withstand seismic events.

5. A professional building mover will move the building and protect it while being stored; and

Applicant's Response A licensed and bonded contractor with specialized skills in relocating historic structures will move the building. The process will pre-qualify bidders and ensure that a professional, experienced contractor will bring his extensive skill to the project and ensure its success. The building will be stabilized before being moved.

6. A financial guarantee to ensure the rehabilitation of the structure once the relocation has occurred is provided to the city. The financial guarantee shall be in a form approved by the city attorney, in an amount determined by the planning director sufficient to cover the estimated cost to rehabilitate the structure as approved by the historic landmark commission and restore the grade and landscape the property from which the structure was removed in the event the land is to be left vacant once the relocation of the structure occurs.

Applicant's Response: The Owner will provide a financial guarantee at the time of the permit.

48 EAST 200 NORTH, MORONI KIMBALL HOME

SL ORDINANCE 21A.34.020.I

I. Standards For Certificate Of Appropriateness For Relocation Of Landmark Site Or Contributing Structure: In considering an application for a certificate of appropriateness for relocation of a landmark site or a contributing structure, the historic landmark commission shall find that the project substantially complies with the following standards:

1. The proposed relocation will abate demolition of the structure;

Applicant's Response: The proposed relocation keeps the Moroni Kimball home in its exact location. The home is moved off its foundation during construction of the garage directly under the house and then back onto a foundation once the garage is finished. This process allows for the development of the site and the preservation of the structure.

2. The proposed relocation will not diminish the overall physical integrity of the district or diminish the historical associations used to define the boundaries of the district;

Applicant's Response: The proposed relocation will maintain the physical integrity of the historical district without diminishing the historical associations of the district boundaries because the home will be located at its original location when the project is finished. The absence of the basement in its restored location is not anticipated to reduce the historic feel of the home or its contribution to the district.

3. The proposed relocation will not diminish the historical or architectural significance of the structure;

Applicant's Response: The historical and architectural significance of the home will not be diminished by its removal and relocation. The home will be restored and seismically upgraded and returned to its current location and relationship to the street.

4. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

Applicant's Response: In its present condition, the home is structurally sound as to gravity loads and will withstand the proposed move from its foundation to a temporary location and back again. Moving the home will require that it be brought up to current seismic requirements for a residence.

5. A professional building mover will move the building and protect it while being stored; and

Applicant's Response: A licensed and bonded contractor with specialized skills in relocating historic structures will move the building. The process will pre-qualify bidders and ensure that a professional, experienced contractor will bring his extensive skill to the project and ensure its success. The building will be secured before being moved.

6. A financial guarantee to ensure the rehabilitation of the structure once the relocation has occurred is provided to the city. The financial guarantee shall be in a form approved by the city attorney, in an amount determined by the planning director sufficient to cover the estimated cost to rehabilitate the structure as approved by the historic landmark commission and restore the grade and landscape the property from which the structure was removed in the event the land is to be left vacant once the relocation of the structure occurs.

Applicant's Response: The Owner will provide this financial guarantee at the time of the permit. The selected general contractor will also provide a bond for this work.

KENSINGTON APARTMENTS

SL ORDINANCE 21A.34.020.G

G. Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure Including New Construction Of An Accessory Structure: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

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;

Applicant's Response: The features now on the site are two homes, a parking garage and multi-family housing. New and refurbished structures on the site will also be two homes, a parking garage and multi-family housing.

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;

Applicant's Response: The current configuration of the two homes and garage on the site will be maintained. The new garage will take the place of the original garage and will be built on the footprint of the original garage. The two homes will remain virtually in their same location at the completion of the project. The massing of the site's buildings will vary somewhat, but the character of the property will remain intact along the street, and its streetscape will have the same spacial characteristic the site has now. The property's character will be retained and the existing materials will remain unchanged.

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;

Applicant's Response: The two homes at the street will retain their historic qualities and shall not lose the characteristics of their era. The construction of the new garage and addition of the multi-family housing will be representative of our time but the forms and features will be compatible with those patterns and rhythms of adjacent buildings from past eras while not attempting to replicate that era.

4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;

Applicant's Response: The two homes will be retained and preserved on site without diminishing their historic significance.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;

Applicant's Response: When the houses are returned to their current locations, the presentation to the street will be exactly the same in one instance and virtually the same in the other. Great care will be taken to preserve and restore character-defining features of both structures.

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;

Applicant's Response: The two homes that are being refurbished will have all the historical elements restored to their originally-constructed form, shape, material and configuration. Their design, texture and other visual qualities, and even structural qualities, can be easily preserved and maintained to enhance the state of repair and completeness of the structures and their appearance.

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;

Applicant's Response: The architect will coordinate with a future general contractor to assure that appropriate restoration and repair methods are used on these historic structures, and on the site as a whole.

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;

Applicant's Response: With the addition of the multi-family housing at the rear/inside of the property, the two historic homes remain on the streetscape. The contemporary design of the new multi-family housing will not detract from the historic significance of the neighborhood. The multi-family housing materials and character, forms and colors will be compatible with the adjacent buildings of similar use and mass.

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;

Applicant's Response: The new multi-family housing is separated and behind the historic homes on the streetscape and will read as a separate mass and building of its own environment.

10. Certain building materials are prohibited including the following:

a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.

Applicant's Response: These materials will not be used when constructing or refurbishing the structures on this site.

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.

Applicant's Response: Any signage desired by the Owner will be presented to the HLC for approval as appropriate. The signage proposed will meet the standards and requirements as outlined.

KENSINGTON APARTMENTS

SL ORDINANCE 21A.34.020.H

H. Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure: In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape and is in the best interest of the city:

1. Scale And Form:

a. Height And Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;

Applicant's Response: The proposed height and width of the new apartment building is compatible with the nearby existing structures, such as the Kensington Apartments. The new apartment building is not on the street, but inward of the block and adjacent to other existing apartment buildings similar in height and width. Please reference the graphic images in the project submittal documents.

b. Proportion Of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;

Applicant's Response: The proposed principle facades of the new apartment building are in proportion with the surrounding structures of the same use. Please reference the graphic images in the project submittal documents.

c. Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and

Applicant's Response: The proposed roof structure is visually compatible with the surrounding structures and streetscape. Please reference the graphic images in the project submittal documents.

d. Scale Of A Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

Applicant's Response: There are currently four structures on the site. The Kensington Apartments that anchor the corner of the site, the garages that are in the back of the site and the two houses that occupy the east half north side of the site. This project continues the scale of the Kensington. Unlike the Kensington Apartments the two historic houses that border the street buffer the height of the new apartments. From the street the houses will visually block the first two to three stories of the new apartments thus significantly reduce the apparent height of the building.

2. Composition Of Principal Facades:

a. Proportion Of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

Applicant's Response: The relationship of the solids and voids, windows, doors and balconies of the new structure draw inspiration from the windows, doors and balconies of the Kensington Apartments.

b. Rhythm Of Solids To Voids In Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;

Applicant's Response: The rhythm of solids and voids present in the proposed facades are visibly compatible with the Kensington Apartments to the west.

c. Rhythm Of Entrance Porch And Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and

Applicant's Response: The projecting entry and balconies of the new multi-family housing building are visibly compatible with surrounding structures and complimentary to the streetscape.

d. Relationship Of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

Applicant's Response: The proposed materials, colors and textures of the new multi-family housing facades are visibly compatible with the predominant materials used in surrounding structures and streetscapes.

3. Relationship To Street:

a. Walls Of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

Applicant's Response: The presentation of the houses on the street will not change significantly. The new apartment building will sit approximately 103' from the street behind the two houses.

b. Rhythm Of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

Applicant's Response: The rhythm and spacing of structures along the street will change slightly. The J. Golden Kimball house will be slightly closer to the street, but will still maintain the open space that exists now. Please reference the graphic images in the submittal documents.

c. Directional Expression Of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and

Applicant's Response: The orientation of the existing houses will not change. The entry to the new building will be oriented toward the street.

d. Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

Applicant's Response: The streetscape will essentially remain unchanged. The only exception is the location of the garage entry a little farther to the west.

4. Subdivision Of Lots:

The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Applicant's Response: Please reference the graphic images in the submittal documents, including the plat information for the property for review by the planning director. Any additional information required by the City will be submitted as requested.

STREETScape
SOUTH SIDE OF 200 NORTH



STREETSCAPE
NORTH SIDE OF 200 NORTH





Image Landsat
© 2015 Google

Google earth



Image Landsat
© 2015 Google

Google earth

1997

Imagery Date: 4/9/2013 40°46'22.84" N 111°53'22.46" W elev 4400 ft eye alt 4760 ft

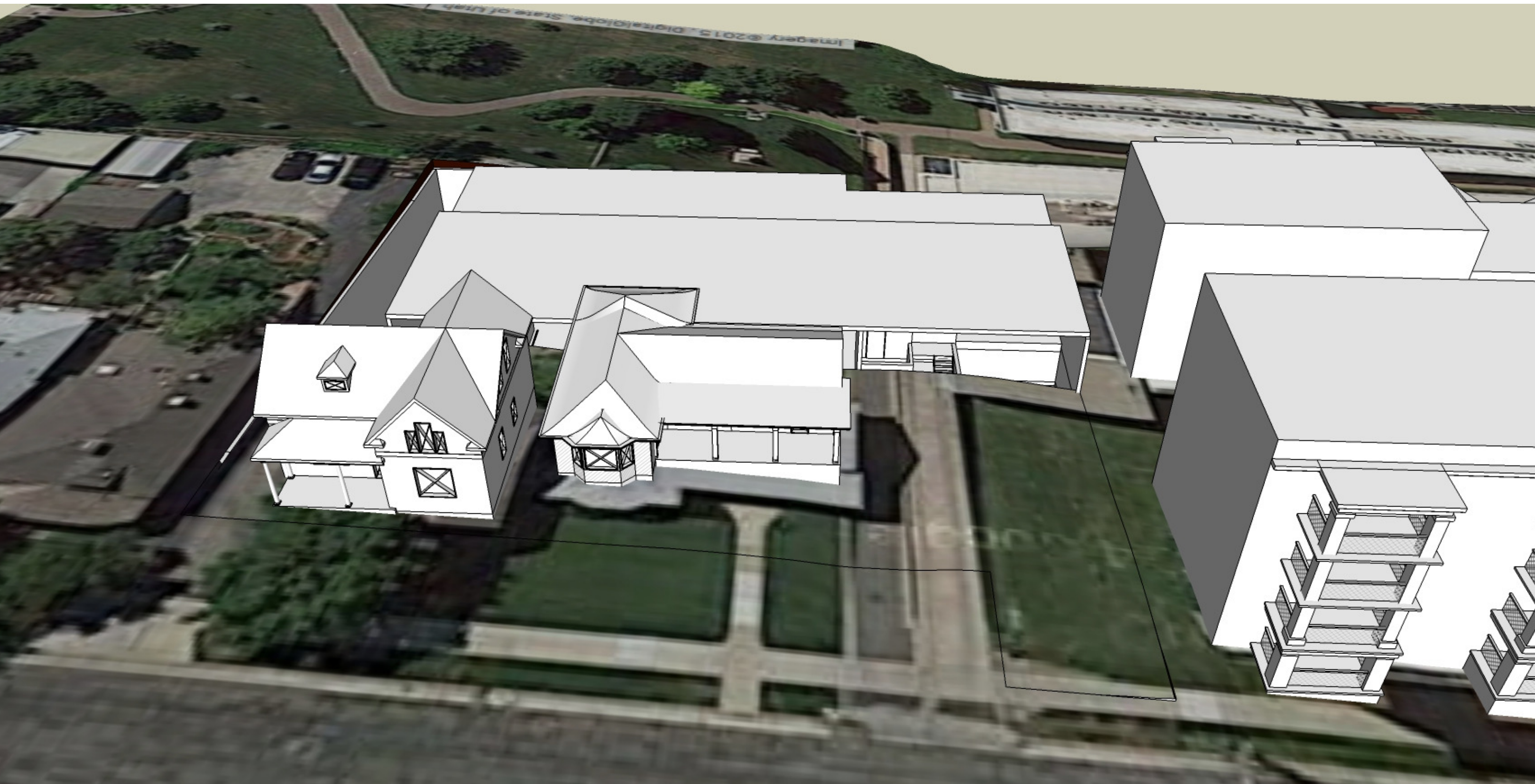
KENSINGTON APARTMENTS

GARBETT HOMES

CRSA

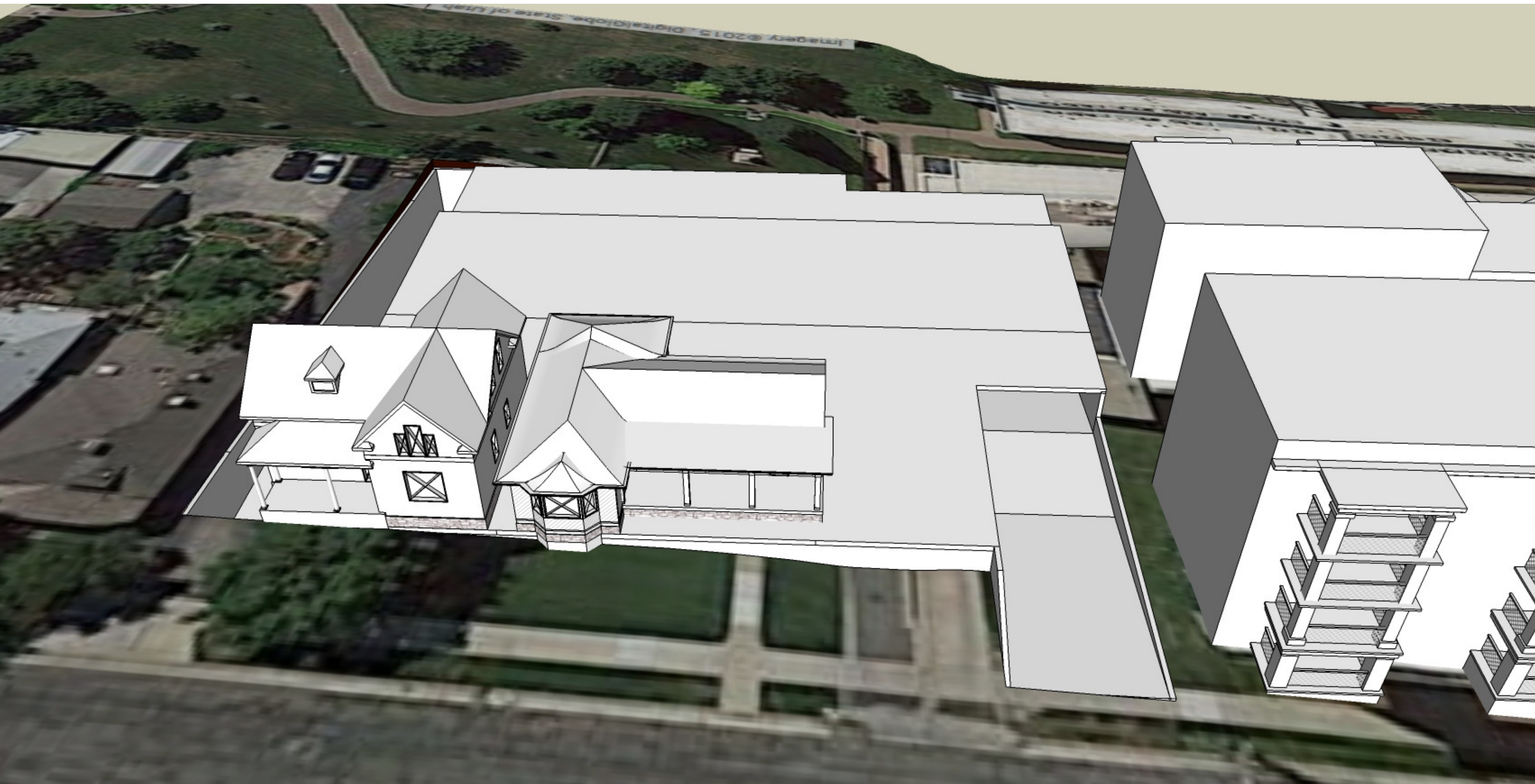






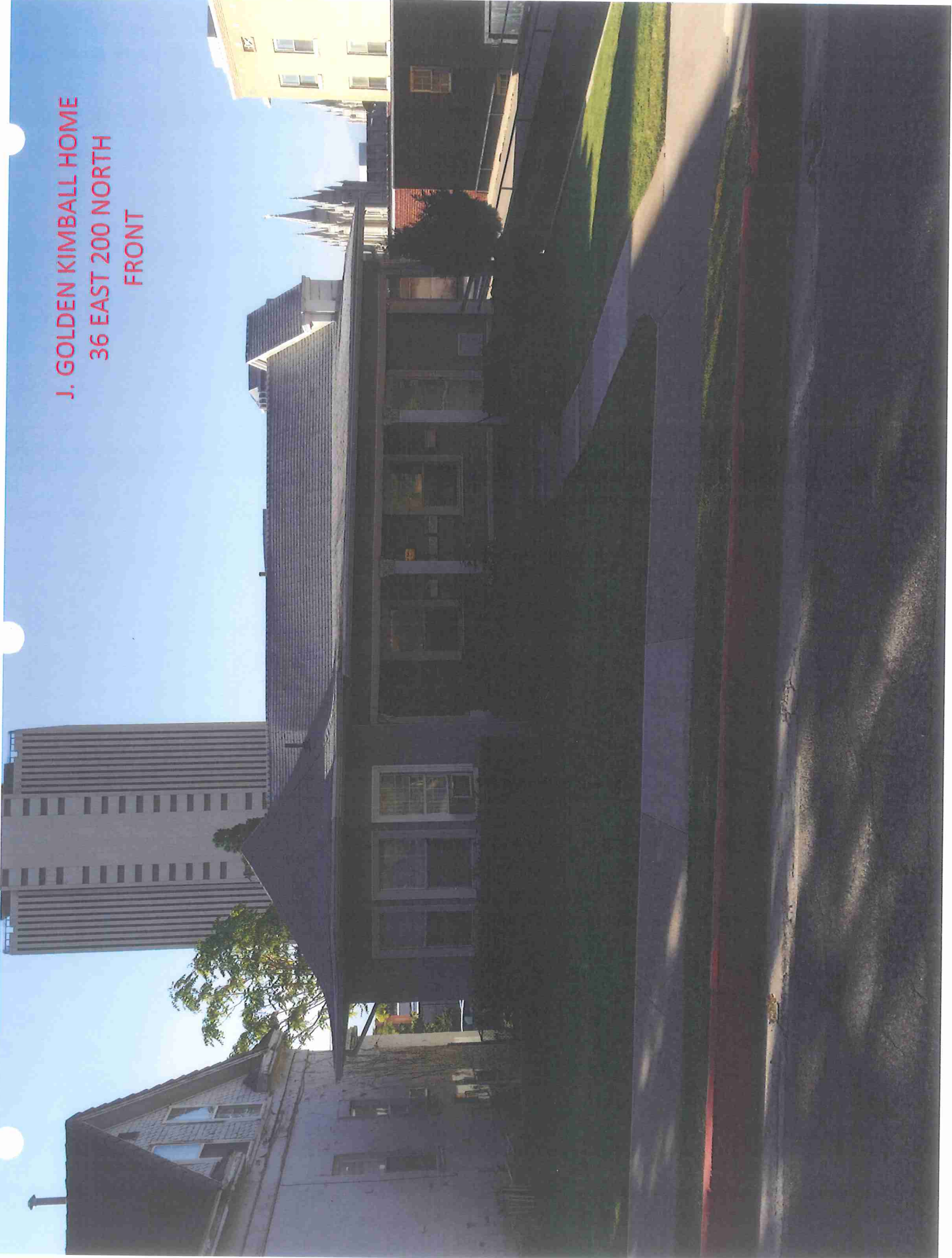




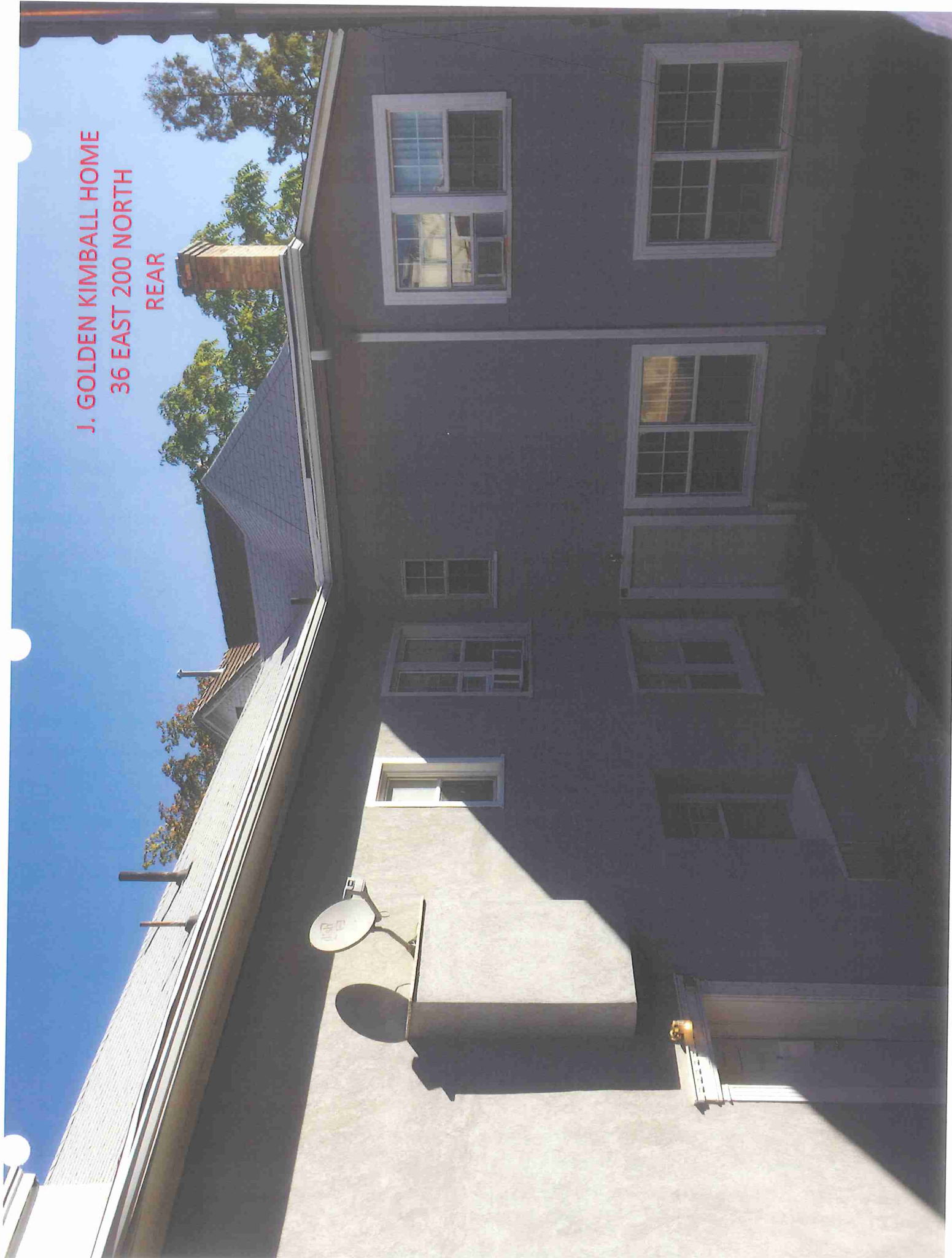




J. GOLDEN KIMBALL HOME
36 EAST 200 NORTH
FRONT



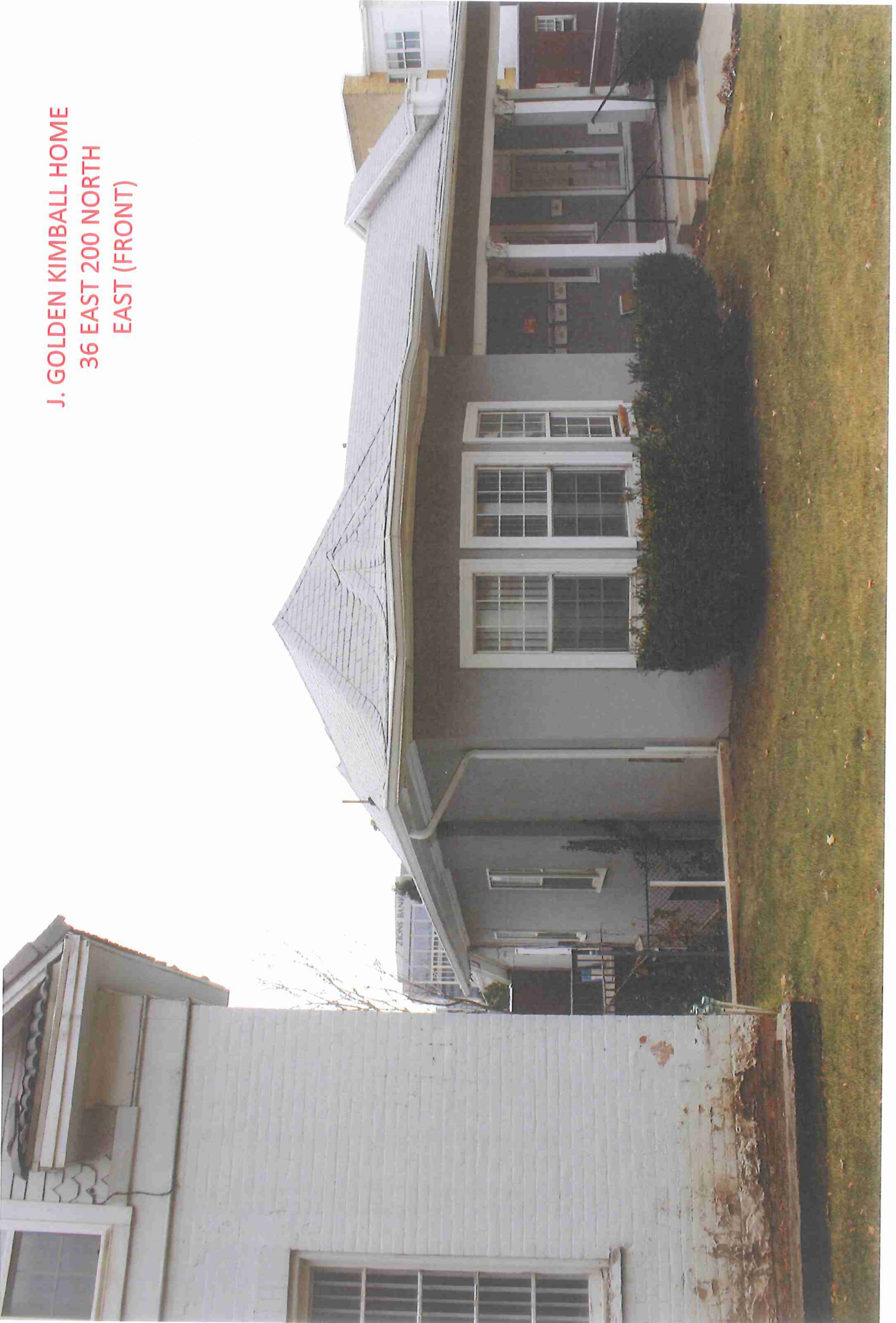
J. GOLDEN KIMBALL HOME
36 EAST 200 NORTH
REAR



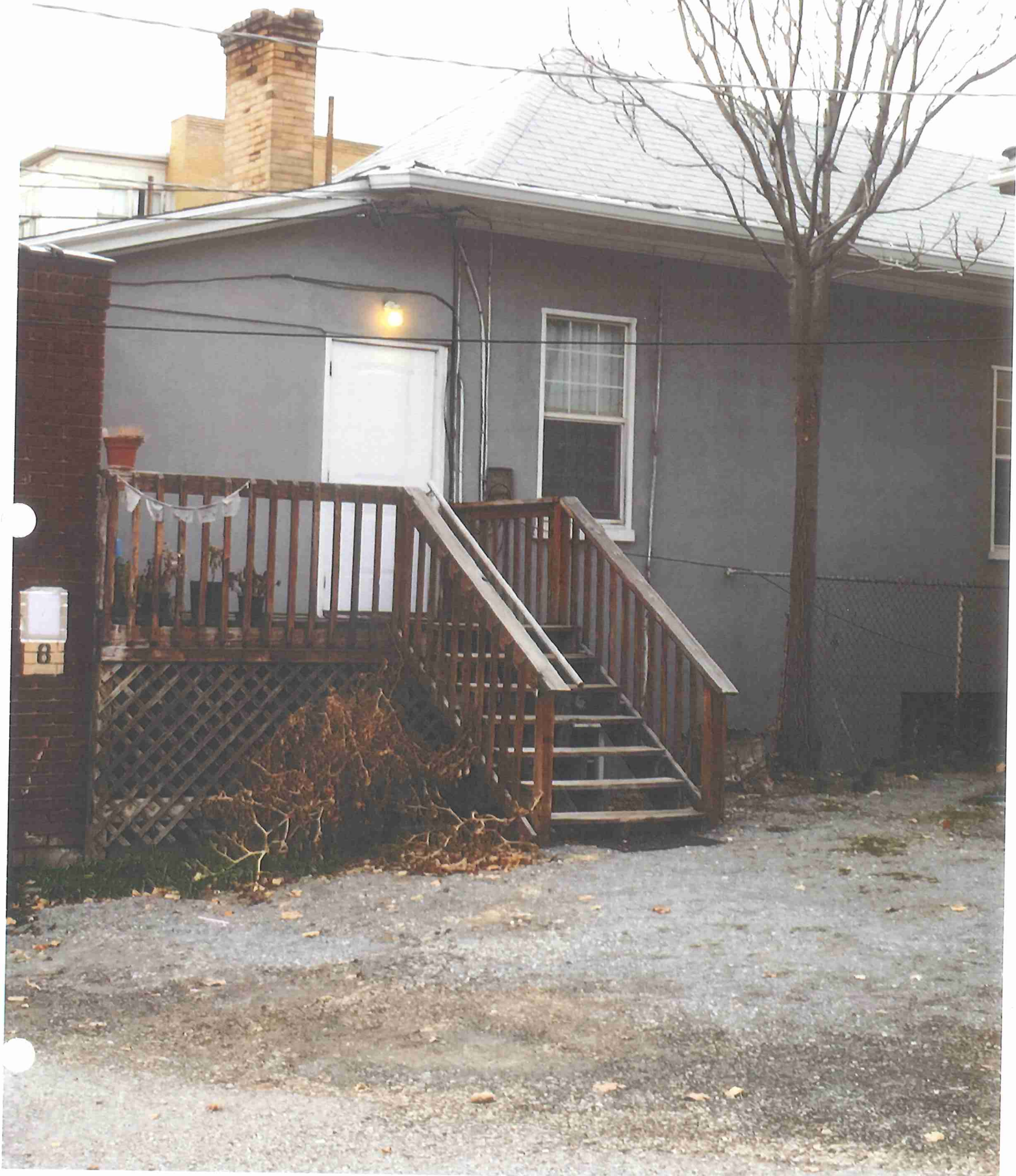
J. GOLDEN KIMBALL HOME
36 EAST 200 NORTH
WEST



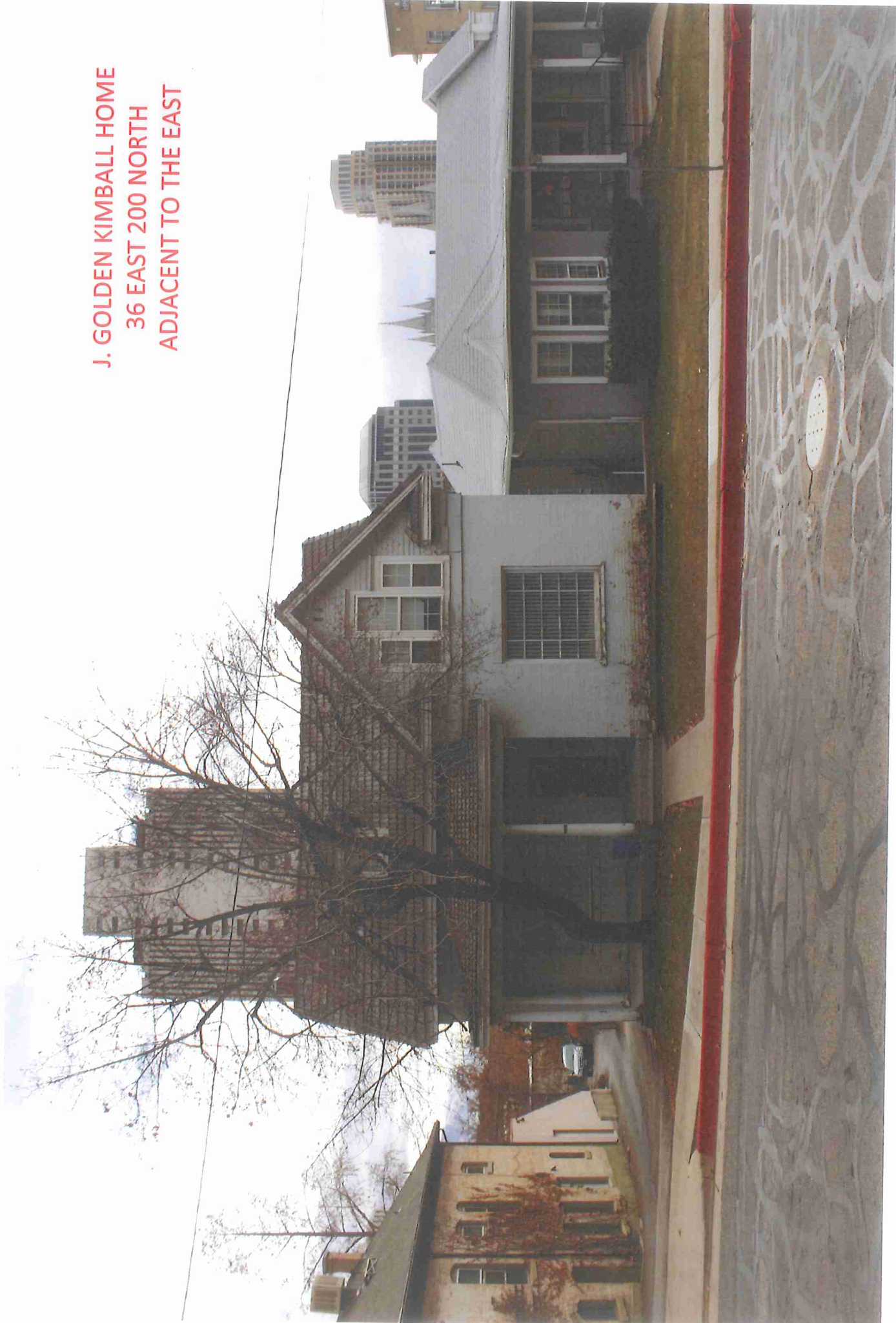
J. GOLDEN KIMBALL HOME
36 EAST 200 NORTH
EAST (FRONT)



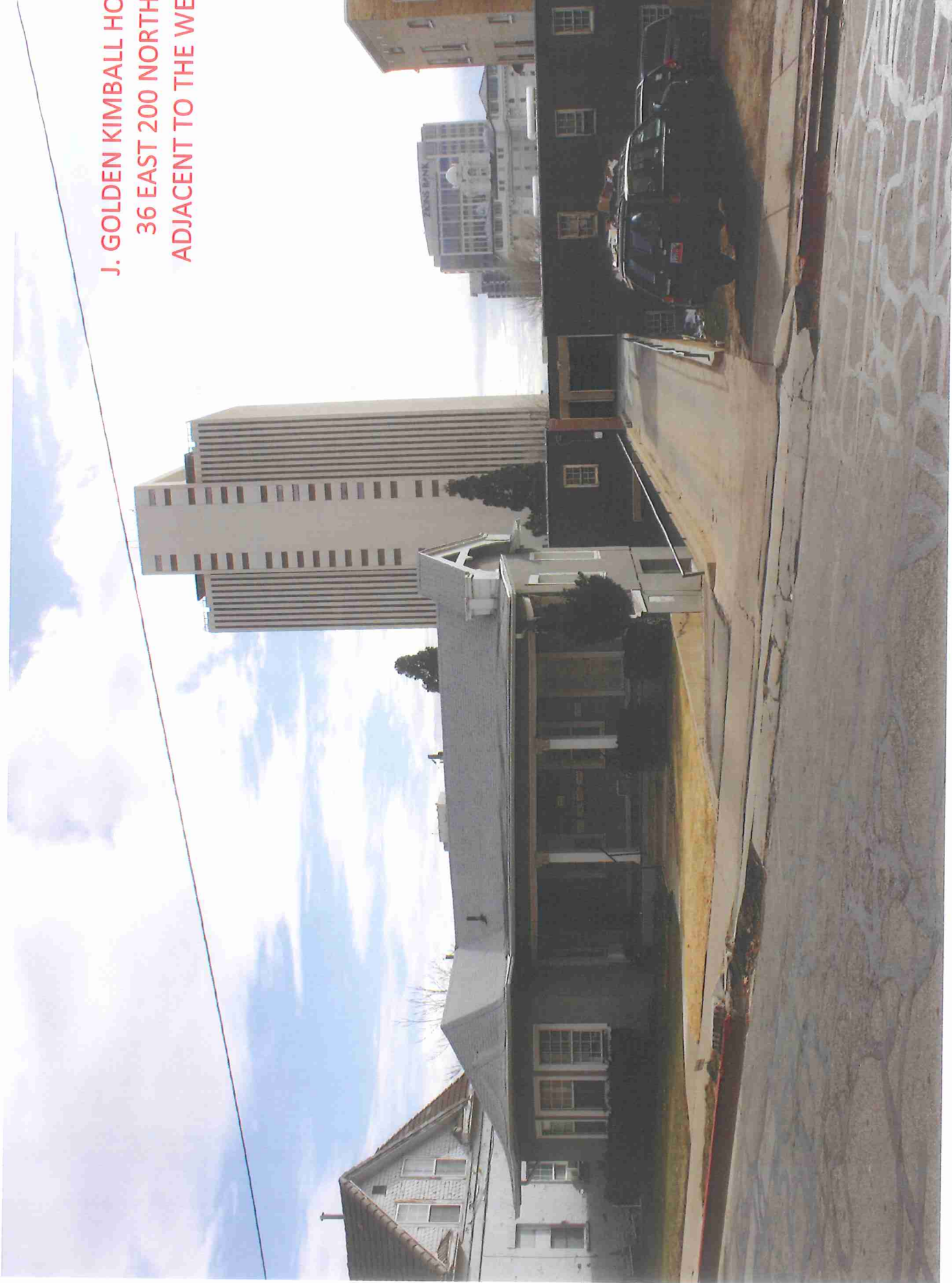
J. GOLDEN KIMBALL HOME
36 EAST 200 NORTH
EAST (REAR)



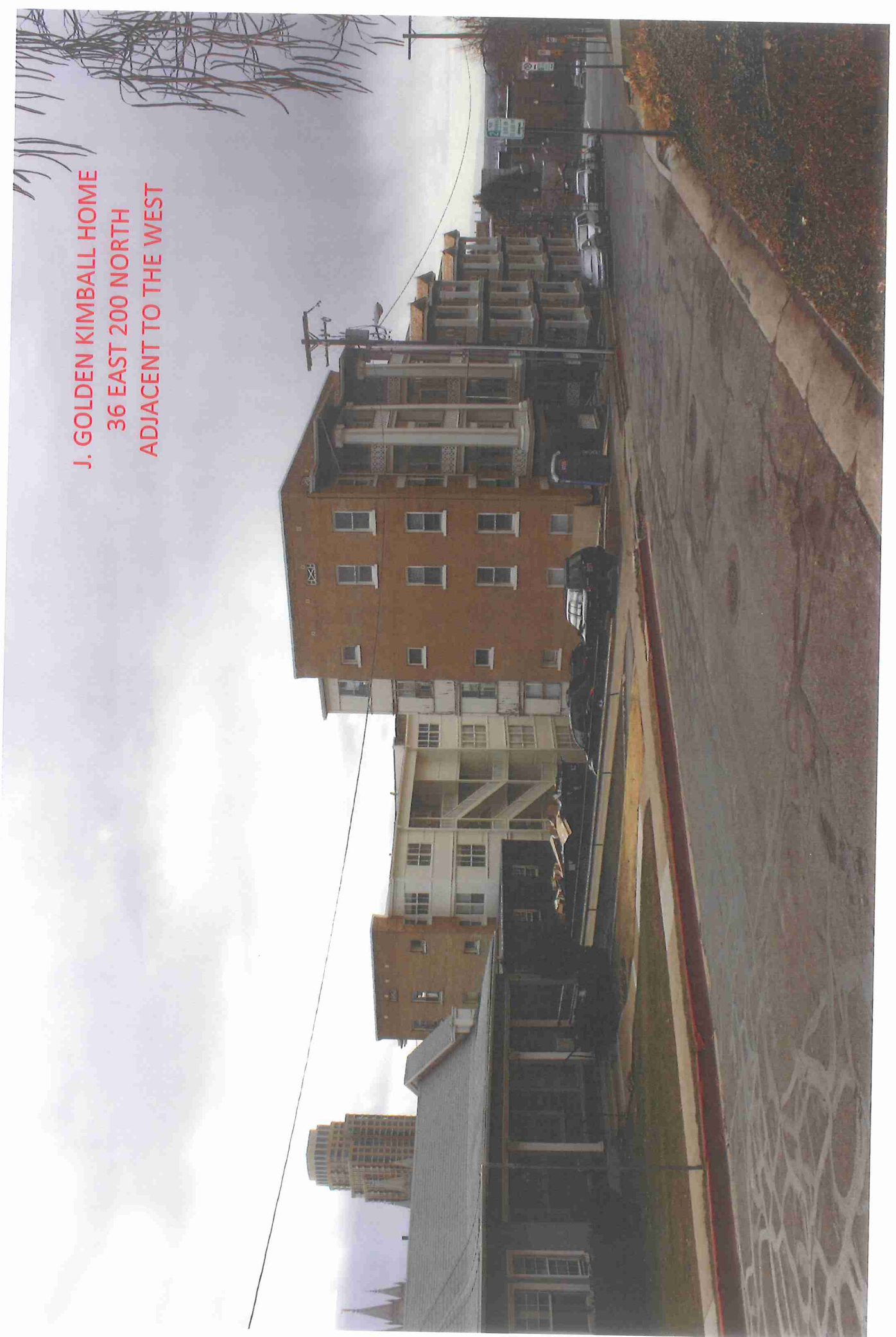
**J. GOLDEN KIMBALL HOME
36 EAST 200 NORTH
ADJACENT TO THE EAST**



J. GOLDEN KIMBALL HOME
36 EAST 200 NORTH
ADJACENT TO THE WEST



J. GOLDEN KIMBALL HOME
36 EAST 200 NORTH
ADJACENT TO THE WEST



Blotter 11 RE-APPRAISAL CARD 1-3048 APEN

Owner's Name J. Golden Kimball
 Owner's Address 36 E 1st No., City
 Location Lot 5 Block 93 Plat A SLC Survey
 Kind of Building Res Street No. 36 E 1 No.
 Schedule 1 Class. 5-A Base Factor 2.44 X .956

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1296	2.33	3020
	x x				
	x x				
	x x				

No. of Rooms 3 Condition Good

Description of Building	Add	Deduct
Foundation—Stone <u>Plastered</u> Conc. None		
Ext. Walls <u>Stucco on Adobe</u>		
Roof—Type <u>Hip</u> Mat. <u>Shg</u>		
Dormers—Small Med. Lg.		
Bays—Small <u>1</u> Med. <u>1</u> Lg. <u>75</u>		
Porches—Front <u>x 248 @ 1.15</u>	302	
Rear <u>x 140 @ 75</u>		
Basement <u>Full</u> Floor <u>con</u>		
Attic—Rooms Fin. Unfin.		
Plumbing—{ Class <u>132</u> Tub <u>27</u> Trays <u>—</u> Basin <u>27</u> Stnk <u>37</u> Toilet <u>37</u> Urinals <u>—</u> Fountains <u>37</u>	347	
Heat—Stove <u>Gas</u> H.A. <u>—</u> Steam <u>—</u> S. <u>—</u>		
Finish—{ Hd. Wd. <u>—</u> Floors—{ Hd. Wd. <u>—</u> Fir. <u>—</u> Fir. <u>—</u>		
Cabinets <u>2</u> Mantels <u>—</u>		50
Tile—{ Walls <u>X</u> Floors <u>X</u>		
Lighting—Lamp <u>—</u> Drops <u>✓</u> Fix. <u>✓</u>		
<u>slanted st. porch 228 @ 1.15</u>	285	
<u>4 finished rooms 17</u>	557	
<u>Basement A.V.</u>		
Total Additions and Deductions	1566	50
Net Addition or Deductions	50	
		3020
		4536

Age 48 Yrs. by { Est. Owner
 Tenant
 Neighbors
 Records } REPRODUCTION VALUE \$ 4536
 Depreciation 61/39 %

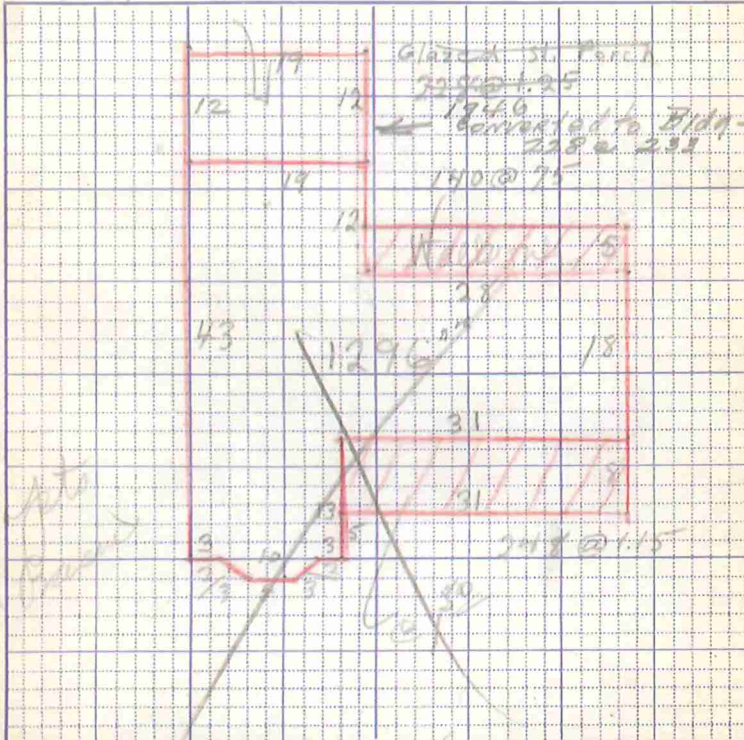
Remodeled — Est. Cost — Remodeling Inc. — %
 Garage—S 8—C — — \$ —
 Cars 2 Walls stucco 1946 Remodel \$ 2956
 Roof T.P. Size 16 Age 25 1922 Garage \$ 1747
 Floor tile Cost 92/30 Depreciated Value Garage 28

Remarks Rep. 1946 Total \$ 1831
Rep. 8000 1930 Obsolescence — %
1-4 R. x 5-B.R. Apts. Total Building Value \$ 6501

Original Record — Appraisal Oct 25 1936
 Card No. — Year — By —

6/10/50
 new porch
 1946
 367
 137
 240
 360
 100
 96
 300
 312
 448
 502
 194
 3040
 -25
 2955

5.6. Jean-
July



2
w

Out Buildings	Age	Size	Area	Factor	Cost	Depr. Value
Room Strip	x	x	x	x	x	x
Wood 2 story	40	18	720	40	115	34
5 GARAGES - Tap	1946	x	x	x	x	x
Brick - Conc Floor	x	x	x	x	x	x
Built Up Roof	54	20	1107	78	864	x
5 GARAGES Tap	1946	x	x	x	48	912
Brick - Conc Floor	x	x	x	x	x	x
Built Up Roof	345	20	1050	72	819	x
TAP Brick	x	x	x	x	46	865
x	x	x	x	x	x	1777
x	x	x	x	x	x	x
x	x	x	x	x	x	x
x	x	x	x	x	x	x
x	x	x	x	x	x	x

1-3046/47
Serial Number

OF
Card Number

Owners Name

Location PT LOTS BLK 93 PLOT 'A'
Kind of Bldg Res apt St. No. 36 - EAST 12 NORTH
Class 64 Type 1 2 3 4 Cost \$ 9977,7010 1045%

Series	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1524		\$ 16420	\$ 4525
	x x				7010
	x x				

Att. Gar. C.P. x Fir. Walls Cl.

Description of Buildings Additions Additions

Foundation—Stone Conc. ✓ Sills 1651P

Ext. Walls STUCCO ON BRICK 2174

Roof Type Hip Mtl. PS 5-18-37

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front 248 @ 250 620

Rear @

Porch @

Planters @

Ext. Base. Entry @

Cellar-Bsmt. — 1/4 1/2 3/4 Full 2291 Floor 1547 1259

Bsmt. Gar.

Basement-Apt. Rms. 3-3 Fin. Rms. 4520 2940

Attic Rooms Fin. Unfin.

Plumbing { Class 2 Tub. 4 Trays

Basin 4 Sink 4 Toilet 4 160

Wtr. Sfr. Shr. St. O.T. 4 2600

Dishwasher Garbage Disp.

Heat—Stove H.A. FA HW Stkr Elec. 1598 1354

Oil Gas 1 Coal Pipeless Radiant

Cond. — Full Zone

Finish—Fir. Hd. Wd. Panel

Floor—Fir. Hd. Wd 9 Other 360 180

Cabinets Mantels

Tile—Walls Wainscot 4 Floors 4 1080 720

Storm Sash—Wood D. S. Metal D. S.

Awnings — Metal Fiberglass 640 410

1 apt improvement

Total Additions 13125 10343

Year Built 1876 Avg. 1.48 Replacement Cost 3 22,545 17,468

1946-1964 Age 2. Obsolescence 17353

Inf. by { Owner - Tenant - Adj. Bld. Value

{ Neighbor - Record - Est. Conv. Factor x47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6 57

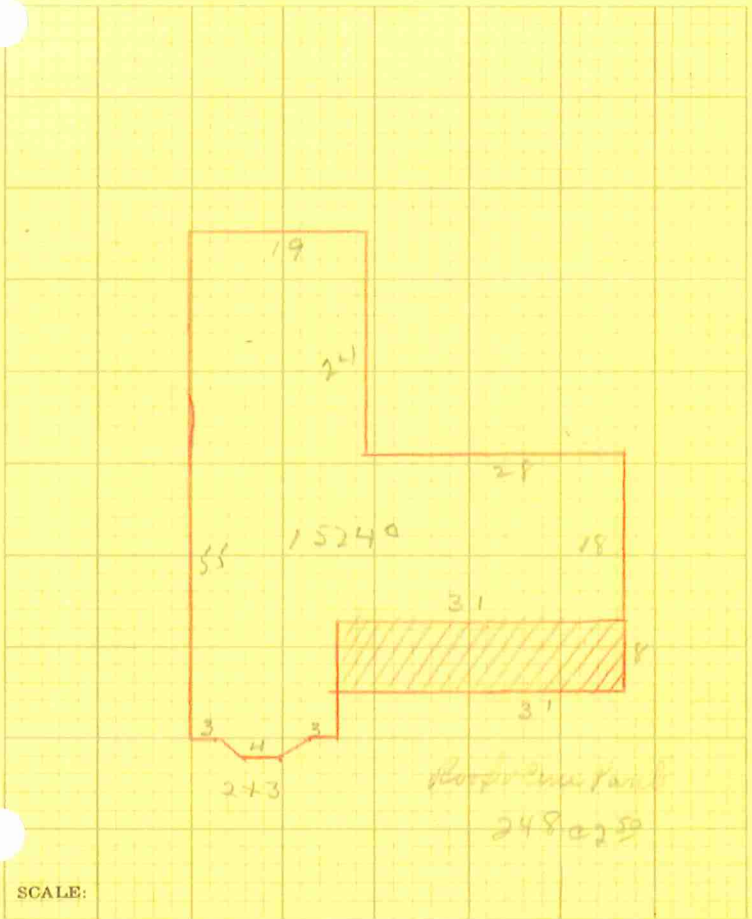
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 6-22-64 By N.O.

Appraised ② 19 By



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

1-3046 1-3046
Crosby Bros - 47 Co. 47

Location *1st Fl. - Bel 92 Plax H. S.L.C. Surv*
 Kind of Bldg. *Res apt* St. No. *36-E-121 No.*
 Class *6* Rms. *1* Type *1 2 3 4* Cost \$ *7537* X *106* %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<i>1</i>	<i>x x</i>		<i>1524</i>		<i>\$ 4618</i>
	<i>x x</i>				<i>4809</i>
	<i>x x</i>				

Att. Gar. *x* Flr. *1* Walls *1* Roof *1*

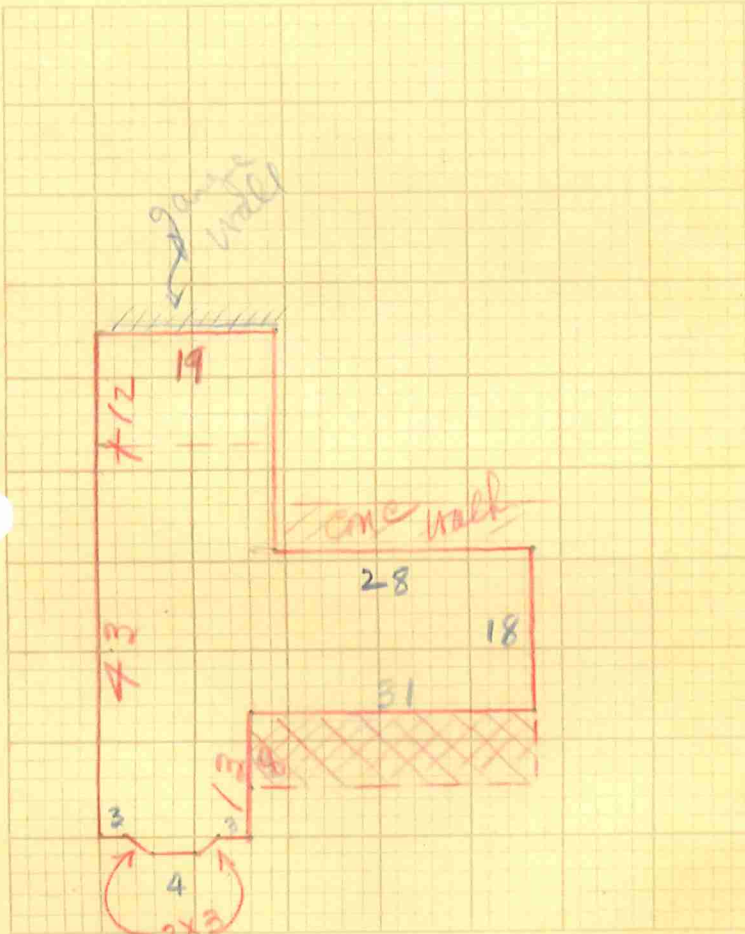
Description of Building			Additions
Foundation—	<i>Stone</i>	<i>Conc.</i>	<i>None</i>
Ext. Walls	<i>Stucco on white & on floor</i>		
Insulation—	<i>Floors</i>	<i>Walls</i>	<i>Cigs.</i>
Roof Type	<i>Sh. 75</i>		
Dormers—	<i>Small</i>	<i>Med.</i>	<i>Large</i>
Bays—	<i>Small</i>	<i>Med.</i>	<i>Large</i>
Porches—	<i>Front</i>	<i>248</i>	<i>@ 150 372</i>
Rear			<i>@</i>
Basement Entr.			<i>@</i>
Planters			<i>@</i>
Cellar-Bsmt.	<i>1/4 1/2 3/4 Full</i>	<i>4</i>	<i>599</i>
Bsmt. Apt.	<i>2</i>	<i>Rooms Fin.</i>	<i>6 1710</i>
Attic Rooms	<i>Fin.</i>	<i>Unfin.</i>	
Plumbing	<i>Class</i>	<i>2</i>	<i>Tub 4 Trays</i>
	<i>Basin</i>	<i>4</i>	<i>Sink 4 Toilet 4</i>
	<i>Urns.</i>		<i>Fns. 4 Shr. 4</i>
	<i>Dishwasher</i>		<i>Garbage Disp.</i>
Heat—	<i>Stove</i>	<i>H.A.</i>	<i>Steam</i>
<i>Oil</i>	<i>Gas</i>	<i>Coal</i>	<i>Pipeless Radiant</i>
Air Cond.			
Finish—	<i>Fir</i>	<i>Hd. Wd.</i>	
Floor—	<i>Fir</i>	<i>Hd. Wd.</i>	<i>9 360</i>
Cabinets	<i>Mantels</i>	<i>Blr. In</i>	
Tile—	<i>Walls</i>	<i>Wainscot</i>	<i>4 620</i>
Electrical—	<i>Outlets</i>	<i>Fixt.</i>	
Storm Sash—	<i>Wood</i>	<i>Metal</i>	<i>Doors Sash</i>
Metal Awnings			

6-22-44 NC
25000
Cent. of Plat.
plumber

1874 Total Additions *6489* *6489*

Year Built <i>1921</i>	Avg. Age <i>1921</i>	Reproduction Value	\$ <i>11107</i>
		Depr. Col. 1 2 3 4 5 6 <i>57</i> %	<i>11298</i>
Inf. by <i>10/2/46</i>	Owner - Tenant -	Repr. Val. Minus Depr.	<i>6108</i>
	Neighbor - Record - Est.	Obsol. or Rem. %	<i>6214</i>
Remodel Year <i>1946</i>	Est. Cost <i>4400</i>	Bldg. Value	\$
Garage—	Class	Depr. 2% 3%	
Cars	Floor	Walls	Roof
Size—	<i>x</i>	Age	Cost <i>x</i> %
Other			
Total Building Value			\$ <i>6108</i>

Appraised *4/10* 19 *58* By *#1067*



Remarks: _____

ATTACHMENT F: ORDINANCE PURPOSE & STANDARDS & NATIONAL PARK SERVICE METHODOLOGY & GUIDANCE

Salt Lake City Ordinance 21A.34.020 - H Historic Preservation Overlay District

21A.34.020.A Purpose Statement

In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the city related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic and environmental sustainability.

21A.34.020.B Definitions

Landmark Site

4. A landmark site is any site included on the Salt Lake City register of cultural resources that meets the criteria outlined in subsection C10 of this section. Such sites are of exceptional importance to the city, state, region or nation and impart high artistic, historic or cultural values. A landmark site clearly conveys a sense of time and place and enables the public to interpret the historic character of the site.

Contributing Structure

2. A contributing structure is a structure or site within the H historic preservation overlay district that meets the criteria outlined in subsection C10 of this section and is of moderate importance to the city, state, region or nation because it imparts artistic, historic or cultural values. A contributing structure has its major character defining features intact and although minor alterations may have occurred they are generally reversible. Historic materials may have been covered but evidence indicates they are intact.

21A.34.020.C.10 Landmark Site – Defining Criteria

Standards For The Designation Of A Landmark Site, Local Historic District Or Thematic Designation:

Each lot or parcel of property proposed as a landmark site, for inclusion in a local historic district, or for thematic designation shall be evaluated according to the following:

- a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
 - 1) Events that have made significant contribution to the important patterns of history, or
 - 2) Lives of persons significant in the history of the city, region, state, or nation, or
 - 3) The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or
 - 4) Information important in the understanding of the prehistory or history of Salt Lake City; and
- b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the national register of historic places;
- c. The proposed local historic district or thematic designation is listed, or is eligible to be listed on the national register of historic places;
- d. The proposed local historic district contains notable examples of elements of the city's history, development patterns or architecture not typically found in other local historic districts within Salt Lake City;
- e. The designation is generally consistent with adopted planning policies; and
- f. The designation would be in the overall public interest.

21A.34.020.J Landmark Site – Demolition Standards

Standards For Certificate Of Appropriateness For Demolition Of Landmark Site: In considering an application for a certificate of appropriateness for demolition of a landmark site, the historic landmark commission shall only approve the application upon finding that the project fully complies with one of the following standards:

1. The demolition is required to alleviate a threat to public health and safety pursuant to subsection Q of this section; or
2. The demolition is required to rectify a condition of "economic hardship", as defined and determined pursuant to the provisions of subsection K of this section.

21A.34.020.I Building Relocation Standards

Standards For Certificate Of Appropriateness For Relocation Of Landmark Site Or Contributing Structure: In considering an application for a certificate of appropriateness for relocation of a landmark site or a contributing structure, the historic landmark commission shall find that the project substantially complies with the following standards:

1. The proposed relocation will abate demolition of the structure;
2. The proposed relocation will not diminish the overall physical integrity of the district or diminish the historical associations used to define the boundaries of the district;
3. The proposed relocation will not diminish the historical or architectural significance of the structure;
4. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
5. A professional building mover will move the building and protect it while being stored; and
6. A financial guarantee to ensure the rehabilitation of the structure once the relocation has occurred is provided to the city. The financial guarantee shall be in a form approved by the city attorney, in an amount determined by the planning director sufficient to cover the estimated cost to rehabilitate the structure as approved by the historic landmark commission and restore the grade and landscape the property from which the structure was removed in the event the land is to be left vacant once the relocation of the structure occurs.

21A.34.020.G Alteration of a Contributing Structure Standards

Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure Including New Construction Of An Accessory Structure: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

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;
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;
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;
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
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;
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;

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;
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;
10. Certain building materials are prohibited including the following:
 - a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.
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.



NATIONAL REGISTER BULLETIN

HOW TO APPLY THE NATIONAL REGISTER CRITERIA FOR EVALUATION

[Previous](#)[Table of Contents](#)[Next](#)

U.S. Department of the Interior, National Park Service

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

1. [Seven Aspects of Integrity](#)
2. [Assessing Integrity in Properties](#)
 - [Defining the Essential Physical Features](#)
 - [Visibility of the Physical Features](#)
 - [Comparing Similar Properties](#)
 - [Determining the Relevant Aspects of Integrity](#)

SEVEN ASPECTS OF INTEGRITY

- Location

Design

- Setting
- Materials
- Workmanship
- Feeling
- Association

Understanding the Aspects of Integrity

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in [Part VII: How to Apply the Criteria Considerations](#), for the conditions under which a moved property can be eligible.)

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in [Part VII: How to Apply the Criteria Considerations](#) for the conditions under which a reconstructed property can be eligible.)

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

ASSESSING INTEGRITY IN PROPERTIES

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance.
- Determine whether the **essential physical features are visible** enough to convey their significance.
- Determine whether the property needs to be **compared with similar properties**.
And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.

DEFINING THE ESSENTIAL PHYSICAL FEATURES

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features

are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance). They are the features without which a property can no longer be identified as, for instance, a late 19th century dairy barn or an early 20th century commercial district.

Criteria A and B

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). If the property is a site (such as a treaty site) where there are no material cultural remains, the setting must be intact.

Archeological sites eligible under Criteria A and B must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with events or persons.

Criterion C

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible *if* it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Archeological sites eligible under Criterion C must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to illustrate a site type, time period, method of construction, or work of a master.

Criterion D

For properties eligible under Criterion D, including archeological sites and standing structures studied for their information potential, less attention is given to their overall condition, than it they were being considered under Criteria A, B, or C. Archeological sites, in particular, do not exist today exactly as they were formed. There are always cultural and natural processes that alter the deposited materials and their spatial relationships.

For properties eligible under Criterion D, integrity is based upon the property's potential to yield specific data that addresses important research questions, such as those identified in the historic context documentation in the Statewide Comprehensive Preservation Plan or in the research design for projects meeting the *Secretary of the Interior's Standards for Archeological Documentation*.

Interiors

Some historic buildings are virtually defined by their exteriors, and their contribution to the built environment can be appreciated even if their interiors are not accessible. Examples of this would include early examples of steel-framed skyscraper construction. The great advance in American technology and engineering made by these buildings can be read from the outside. The change in American popular taste during the 19th century, from the symmetry and simplicity of architectural styles based on classical precedents, to the expressions of High Victorian styles, with their combination of textures, colors, and

asymmetrical forms, is readily apparent from the exteriors of these buildings.

Other buildings "are" interiors. The Cleveland Arcade, that soaring 19th century glass-covered shopping area, can only be appreciated from the inside. Other buildings in this category would be the great covered train sheds of the 19th century.

In some cases the loss of an interior will disqualify properties from listing in the National Register--a historic concert hall noted for the beauty of its auditorium and its fine acoustic qualities would be the type of property that if it were to lose its interior, it would lose its value as a historic resource. In other cases, the overarching significance of a property's exterior can overcome the adverse effect of the loss of an interior.

In borderline cases particular attention is paid to the significance of the property and the remaining historic features.

Historic Districts

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.

A component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance or
- it does not share the historic associations of the district.

VISIBILITY OF PHYSICAL FEATURES

Properties eligible under Criteria A, B, and C must not only retain their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction. Archeological properties are often the exception to this; by nature they usually do not require visible features to convey their significance.

Non-Historic Exteriors

If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible if the significant form, features, and detailing are not obscured. If a property's exterior is covered by a non-historic false-front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district, because it does not add to the district's sense of time and place. If the false front, curtain wall, or non-historic siding is removed and the original building materials are intact, then the property's integrity can be

re-evaluated.

Property Contained within Another Property

Some properties contain an earlier structure that formed the nucleus for later construction. The exterior property, if not eligible in its own right, can qualify on the basis of the interior property *only if* the interior property can yield significant information about a specific construction technique or material, such as rammed earth or tabby. The interior property *cannot* be used as the basis for eligibility if it has been so altered that it no longer contains the features that could provide important information, or if the presence of important information cannot be demonstrated.

Sunken Vessels

A sunken vessel can be eligible under Criterion C as embodying the distinctive characteristics of a method of construction if it is structurally intact. A *deteriorated* sunken vessel, no longer structurally intact, can be eligible under Criterion D if the remains of either the vessel or its contents is capable of yielding significant information. For further information, refer to National Register Bulletin: [*Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places*](#).

Natural Features

A natural feature that is associated with a historic event or trend, such as a rock formation that served as a trail marker during westward expansion, must retain its historic appearance, unobscured by modern construction or landfill. Otherwise it is not eligible, even though it remains intact.

COMPARING SIMILAR PROPERTIES

For some properties, comparison with similar properties should be considered during the evaluation of integrity. Such comparison may be important in deciding what physical features are essential to properties of that type. In instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken during the evaluation of integrity. This situation arises when scholarly work has not been done on a particular property type or when surviving examples of a property type are extremely rare. (See Comparing Related Properties in [*Part V: How to Evaluate a Property within its Historic Context*](#).)

Rare Examples of a Property Type

Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource.

Eligible

- A one-room schoolhouse that has had all original exterior siding replaced and a

replacement roof that does not exactly replicate the original roof profile can be eligible if the other extant rare examples have received an even greater degree of alteration, such as the subdivision of the original one-room plan.

Not Eligible

- A mill site contains information on how site patterning reflects historic functional requirements, but parts of the site have been destroyed. The site is not eligible for its information potential if a comparison of other mill sites reveals more intact properties with complete information.

DETERMINING THE RELEVANT ASPECTS OF INTEGRITY

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features.

Criteria A and B

A property important for association with an event, historical pattern, or person(s) ideally might retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were a site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today.

For archeological sites that are eligible under Criteria A and B, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the potential to yield information is required.

Eligible

A mid-19th century waterpowered mill important for its association with an area's industrial development is eligible if:

- it is still on its original site (**Location**), and
- the important features of its setting are intact (**Setting**), and
- it retains most of its historic materials (**Materials**), and
- it has the basic features expressive of its design and function, such as configuration, proportions, and window pattern (**Design**).

Not Eligible

A mid-19th century waterpowered mill important for its association with an area's industrial development is not eligible if:

- it has been moved (**Location, Setting, Feeling, and Association**), or
- substantial amounts of new materials have been incorporated (**Materials, Workmanship, and Feeling**), or
- it no longer retains basic design features that convey its historic appearance or function (**Design, Workmanship, and Feeling**).

Criterion C

A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important, however, for those properties whose design is a reflection of their immediate environment (such as designed landscapes and bridges).

For archeological sites that are eligible under Criterion C, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the *potential* to yield information is required.

Eligible

A 19th century wooden covered bridge, important for illustrating a construction type, is eligible if:

- the essential features of its design are intact, such as abutments, piers, roof configuration, and trusses (**Design, Workmanship, and Feeling**), and
- most of the historic materials are present (**Materials, Workmanship, and Feeling**), and
- evidence of the craft of wooden bridge technology remains, such as the form and assembly technique of the trusses (**Workmanship**).
- Since the design of a bridge relates directly to its function as a transportation crossing, it is also important that the bridge still be situated over a waterway (**Setting, Location, Feeling, and Association**).

Not Eligible

For a 19th century wooden covered bridge, important for its construction type, replacement of some materials of the flooring, siding, and roofing would not necessarily damage its integrity. Integrity would be lost, however, if:

- the abutments, piers, or trusses were substantially altered (**Design, Workmanship, and Feeling**) or
- considerable amounts of new materials were incorporated (**Materials, Workmanship, and Feeling**).
- Because environment is a strong factor in the design of this property type, the bridge would also be ineligible if it no longer stood in a place that conveyed its function as a

crossing (**Setting, Location, Feeling, and Association**).

Criterion D

For properties eligible under Criterion D, setting and feeling may not have direct bearing on the property's ability to yield important information. Evaluation of integrity probably will focus primarily on the location, design, materials, and perhaps workmanship.

Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns can be eligible if:

- floral or faunal remains are found in clear association with cultural material (**Materials** and **Association**) and
- the site exhibits stratigraphic separation of cultural components (**Location**).

Not Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns would not be eligible if:

- floral or faunal remains were so badly decomposed as to make identification impossible (**Materials**), or
- floral or faunal remains were disturbed in such a manner as to make their association with cultural remains ambiguous (**Association**), or
- the site has lost its stratigraphic context due to subsequent land alterations (**Location**).

Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period can be eligible if:

- the site contains lithic debitage, finished stone tools, hammerstones, or antler flakers (**Material** and **Design**), and
- the site contains datable material (**Association**).

Not Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period would not be eligible if:

- the site contains natural deposits of lithic materials that are impossible to distinguish from culturally modified lithic material (**Design**) or
- the site does not contain any temporal diagnostic evidence that could link the site to the Late Archaic period (**Association**).

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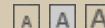
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Preservation Briefs

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Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see [Printed Publications](#).

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Traditional adobe repair. Photo: Russell Lee, Farm Security Administration Collection, Library of Congress.

Whether built in the 17th century or in the 20th century, adobe buildings share common problems of maintenance and deterioration. This brief discusses the traditional materials and construction of adobe buildings and the causes of adobe deterioration. It also makes recommendations for preserving historic adobe buildings. By its composition, adobe construction is inclined to deteriorate; however, the buildings can be made durable and renewable when properly maintained.

What is Adobe? [return to top ▲](#)

The adobe, or sun-dried brick, is one of the oldest and most common building materials known to man. Traditionally, adobe bricks were never kiln fired. Unbaked adobe bricks consisted of sand, sometimes gravel, clay, water, and often straw or grass mixed together by hand, formed in wooden molds, and dried by the sun. Today some commercially available adobe-like bricks are fired. These are similar in size to unbaked bricks, but have a different texture, color, and strength. Similarly some adobe bricks have been stabilized, containing cement, asphalt, and/or bituminous materials, but these also differ from traditional adobe in their appearance and strength.

Traditional adobe construction techniques in North America have not varied widely for over 3-1/2 centuries. Adobe building methods employed in the Southwest in the 16th century are still used today. Because adobe bricks are not fired in a kiln as are clay bricks, they do not permanently harden, but remain unstable—they shrink and swell constantly with their changing water content. Their strength also fluctuates with their water content: the higher the water content, the lower the strength.

Adobe will not permanently bond with metal,



A mixture of mud and straw is pressed into a mold to form an adobe brick. After the adobe brick is removed from the mold, it must dry in the open air for a month or more before it can be used. Photo: Russell Lee, Farm Security Administration Collection, Library of Congress.



San Francisco de Assisi Mission Church in Rancho de Taos, NM, was constructed of adobe between 1772 and 1819 and, because of its distinctive sculptural quality, is one of the most famous and frequently photographed of the mission churches. Photo: HABS Collection, NPS.

wood, or stone because it exhibits much greater movement than these other materials, either separating, cracking, or twisting where they interface. Yet, many of these more stable building materials such as fired brick, wood, and lime and cement mortars are nonetheless used in adobe construction. For example, stone may be used for a building's foundation, and wood may be used for its roof or its lintels and doorways. In the adobe building, these materials are generally held in place by their own weight or by the compressive weight of the wall above them. Adobe construction possibilities and variations in design have therefore been somewhat limited by the physical constraints of the material.

Preserving and rehabilitating a deteriorated adobe building is most successful when the techniques and methods used for restoration and repairs are as similar as possible to the techniques used in the original construction.

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The Brick

The adobe brick is molded from sand and clay mixed with water to a plastic consistency. Commonly, straw or grass is included as a binder. Although they do not help reinforce the bricks or give them added long-term strength, straw and grass do help the bricks shrink more uniformly while they dry. More important for durability, however, is the inherent clay-to-sand ratio found in native soil. The prepared mud is placed in wooden forms, tamped, and leveled by hand. The bricks are then "turned-out" of the mold to dry on a level surface covered with straw or grass so that the bricks will not stick. After several days of drying, the adobe bricks are ready for air-curing. This consists of standing the bricks on end for a period of 4 weeks or longer.

Mortar

Historically, most adobe walls were composed of adobe bricks laid with mud mortar. Such mortar exhibited the same properties as the bricks: relatively weak and susceptible to the same rate of hygroscopic (moisture absorptive) swelling and shrinking, thermal expansion and contraction, and deterioration. Consequently, no other material has been as successful in bonding adobe bricks. Today, cement and lime mortars are commonly used with stabilized adobe bricks, but cement mortars are incompatible with unstabilized adobe because the two have different thermal expansion and contraction rates. Cement mortars thereby accelerate the deterioration of adobe bricks since the mortars are stronger than the adobe.

Building Foundations

Early adobe building foundations varied because of the difference in local building practices and availability of materials. Many foundations were large and substantially constructed, but others were almost nonexistent. Most often, adobe building foundations were constructed of bricks, fieldstones, or cavity walls (double) infilled with rubble stone, tile fragments, or seashells. Adobe buildings were rarely constructed over basements or crawlspaces.



Viga logs and savinos are seen in the interior of the adobe building. Often the wooden materials that comprise the traditional flat adobe roof create interesting and pleasing patterns on the ceilings of interior rooms. Photo: Russell Lee, Farm Security Administration Collection, Library of Congress

Walls

Since adobe construction was load-bearing with low structural strength, adobe walls tended to be massive, and seldom rose over 2 stories. In fact, the maximum height of adobe mission churches in the Southwest was approximately 35 feet. Often buttresses braced exterior walls for added stability.

In some parts of the Southwest, it was common to place a long wooden timber within the last courses of adobe bricks. This timber provided a long horizontal bearing plate for the roof thereby distributing the weight of the roof along the wall.

Roofs

Early Southwest adobe roofs (17th-mid-19th centuries) tended to be flat with low parapet walls. These roofs consisted of logs which supported wooden poles, and which in turn supported wooden lathing or layers of twigs covered with packed adobe earth. The wood was aspen, mesquite, cedar, or whatever was available. Roughly dressed logs (called "vigas") or shaped squared timbers were spaced on close (23 feet or less) centers resting either on the horizontal wooden member which topped the adobe wall, or on decorated cantilevered blocks, called "corbels," which were set into the adobe wall. Traditionally, these

vigas often projected through the wall facades creating the typical adobe construction detail copied in the 20th century revival styles. Wooden poles about 2 inches in diameter (called "latias") were then laid across the top of the vigas. Handsplit planks (called "cedros" if cedar and "savinos" if cypress) instead of poles were used when available. In some areas, these were laid in a herringbone pattern. In the west Texas and Tucson areas, "saguaro" (cactus) ribs were used to span between vigas. After railroad transportation arrived in most areas, sawn boards and planks, much like roof sheathing, became available and was often

used in late-19th and early-20th century buildings or for repairs to earlier ones.

Next cedar twigs, plant fibers, or fabric were placed on top of the poles or planks. These served as a lathing on which the 6 or more inches of adobe earth was compacted. If planks were used, twigs were not necessary. A coating of adobe mud was then applied overall. The flat roofs were sloped somewhat toward drains of hollowed logs (called "canales," or "gargolas"), tile, or sheet metal that projected through the parapet walls.

Gable and hipped roofs became increasingly popular in adobe buildings in the 19th and 20th centuries. "Territorial" styles and preferences for certain materials developed. For example, roof tiles were widely used in southern California. Although the railroad brought in some wooden shingles and some terra cotta, sheet metal roofing was the prevalent material for roofs in New Mexico.

Floors

Historically, flooring materials were placed directly on the ground with little or no subflooring preparation. Flooring materials in adobe buildings have varied from earth to adobe brick, fired brick, tile, or flagstone (called "lajas"), to conventional wooden floors.

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Adobe surfaces are notoriously fragile and need frequent maintenance. To protect the exterior and interior surfaces of new adobe walls, surface coatings such as mud plaster, lime plaster, whitewash, and stucco have been used. Such coatings applied to the exterior of adobe construction have retarded surface deterioration by offering a renewable surface to the adobe wall. In the past, these methods have been inexpensive and readily available to the adobe owner as a solution to periodic maintenance and visual improvement. However, recent increases in labor costs and changes in cultural and socioeconomic values have caused many adobe building owners to seek more lasting materials as alternatives to these traditional and once inexpensive surface coatings.



Traditionally, adobe surface coatings that protected the fragile adobe building fabric were renewed every few years. Women are seen here recoating an adobe wall with mud plaster mixed with straw at Chamisal, New Mexico. Photo: Russell Lee, Farm Security Administration Collection, Library of Congress.

Mud Plaster

Mud plaster has long been used as a surface coating. Like adobe, mud plaster is composed of clay, sand, water, and straw or grass, and therefore exhibits sympathetic properties to those of the original adobe. The mud plaster bonds to the adobe because the two are made of the same materials. Although applying mud plaster requires little skill, it is a time-consuming and laborious process. Once in place, the mud plaster must be smoothed. This is done by hand; sometimes deerskins, sheepskins, and small, slightly rounded stones are used to smooth the plaster to create a "polished" surface. In some areas, pink or ochre pigments are mixed into the final layer and "polished."

Whitewash

Whitewash has been used on earthen buildings since before recorded history. Consisting of ground gypsum rock, water, and clay, whitewash acts as a sealer, which can be either brushed on the adobe wall or applied with large pieces of coarse fabric such as burlap.

Initially, whitewash was considered inexpensive and easy to apply. But its impermanence and the cost of annually renewing it has made it less popular as a surface coating in recent years.

Lime Plaster

Lime plaster, widely used in the 19th century as both an exterior and interior coating, is much harder than mud plaster. It is, however, less flexible and cracks easily. It consists of lime, sand, and water and is applied in heavy coats with trowels or brushes. To make the lime plaster adhere to adobe, walls are often scored diagonally with hatchets, making grooves about 1-1/2 inches deep. The grooves are filled with a mixture of lime mortar and small chips of stone or broken roof tiles. The wall is then covered heavily with the lime plaster.

Cement Stucco

In the United States, cement stucco came into use as an adobe surface coating in the early 20th century for the revival styles of Southwest adobe architecture. Cement stucco consists of cement, sand, and water and it is applied with a trowel in from 1 to 3 coats over a wire mesh nailed to the adobe surface. This material has been very popular because it requires little maintenance when applied over fired or stabilized adobe brick, and because it can be easily painted.

It should be noted however, that the cement stucco does not create a bond with unfired or unstabilized adobe; it relies on the wire mesh and nails to hold it in place. Since nails cannot bond with the adobe, a firm surface cannot be guaranteed. Even when very long nails are used, moisture within the adobe may cause the nails and the wire to rust, thus, losing contact with the adobe.

Other Traditional Surface Coatings

These have included items such as paints (oil base, resin, or emulsion), portland cement washes, coatings of plant extracts, and even coatings of fresh animal blood (mainly for adobe floors). Some of these coatings are inexpensive and easy to apply, provide temporary surface protection, and are still available to the adobe owner.

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When preservation or rehabilitation is contemplated for a historic adobe building, it is generally because the walls or roof of the building have deteriorated in some fashion—walls may be cracked, eroded, pitted, bulging, or the roof may be sagging. In planning the stabilization and repair of an adobe building, it is necessary:

- To determine the nature of the deterioration
- To identify and correct the source of the problem causing the deterioration
- To develop rehabilitation and restoration plans that are sensitive to the integrity of the historic adobe building
- To develop a maintenance program once the rehabilitation or restoration is completed.

General Advice: There are several principles that when followed generally result in a relatively stable and permanent adobe resource.

1. **Whenever possible, secure the services or advice of a professional architect** or other preservationist proficient in adobe preservation and stabilization. Although this may be more costly than to "do-it-yourself," it will probably be less expensive in the long run. Working with a deteriorated adobe building is a complex and difficult process. Irreversible damage may be done by well-meaning but inexperienced "restorationists." Moreover, professional assistance may be required to interpret local code requirements.
2. **Never begin restoration or repairs until the problems that have been causing the deterioration of the adobe have been found**, analyzed, and solved. For instance, sagging or bulging walls may be the result of a problem called "rising damp" and/or excessive roof loads. Because adobe deterioration is almost always the end product of a combination of problems, it takes a trained professional to analyze the deterioration, identify the source or sources of deterioration, and halt the deterioration before full restoration begins.
3. **Repair or replace adobe building materials with the same types of materials** used originally and use the same construction techniques. Usually the best and the safest procedure is to use traditional building materials. Repair or replace deteriorated adobe bricks with similar adobe bricks. Repair or replace rotted wooden lintels with similar wooden lintels. The problems created by introducing dissimilar replacement materials may cause problems far exceeding those which deteriorated the adobe in the first place.

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The following are some common signs and sources of adobe deterioration and some common solutions. It should be cautioned again, however, that adobe deterioration is often the end-product of more than one of these problems. The remedying of only one of these will not necessarily arrest deterioration if others are left untreated.

Structural Damage

There are several common structural problems in adobe buildings, and while the results of these problems are easy to see, their causes are not. Many of these problems originate from improper design or construction, insufficient foundations, weak or inadequate materials, or the effects of external forces such as wind, water, snow, or earthquakes. In any case, the services of a soils engineer and/or structural engineer knowledgeable in adobe construction may be necessary to evaluate these problems. Solutions may involve repairing foundations, realigning leaning and bulging walls, buttressing walls, inserting new window and door lintels, and repairing or replacing badly deteriorated roof structures.

There are many tell-tale signs of structural problems in adobe buildings, the most common being cracks in walls, foundations, and roofs. In adobe, cracks are generally quite visible, but their causes may be difficult to diagnose. Some cracking is normal, such as the short hairline cracks that are caused as the adobe shrinks and continues to dry out. More extensive cracking, however, usually indicates serious structural problems. In any case, cracks, like all structural problems, should be examined by a professional who can make recommendations for their repair.

Water-Related Problems

Generally, adobe buildings deteriorate because of moisture, either excessive rainwater or ground water. Successful stabilization,

restoration, and the ultimate survival of an adobe building depends upon how effectively a structure sheds water. The importance in keeping an adobe building free from excessive moisture cannot be overestimated.



Coving at the base of this adobe wall may have been caused by salts deposited by rising groundwater and/or rainwater splash. Photo: NPS files.

The erosive action of rainwater and the subsequent drying out of adobe roofs, parapet walls, and wall surfaces can cause furrows, cracks, deep fissures, and pitted surfaces to form. Rain saturated adobe loses its cohesive strength and sloughs off forming rounded corners and parapets. If left unattended, rainwater damage can eventually destroy adobe walls and roofs, causing their continued deterioration and ultimate collapse. Standing rainwater that accumulates at foundation level and rain splash may cause "coving" (the hollowing-out of the wall just above grade level).

Ground water (water below ground level) might be present because of a spring, a high water table, improper drainage, seasonal water fluctuations, excessive plant watering, or changes in grade on either side of the wall. Ground water rises through capillary action into the wall and causes the adobe to erode, bulge, and cove. Coving is also caused by spalling during the freeze-thaw cycles. As water rises from the ground into the wall, the bond between the clay particles in the adobe brick breaks down. In addition, dissolved minerals or salts brought up from the soil by the water can be deposited on or near the surface of the wall as the moisture evaporates. If these

deposits become heavily concentrated, they too can deteriorate the adobe fabric. As the adobe dries out, shrinkage cracks usually appear; loose sections of adobe bricks and mud plaster may crumble.

A water-tight roof with proper drainage is the best protection against rainfall erosion. Adobe wall and roof surfaces properly maintained with traditional tiles or surface coatings generally resist the destructive effects of rainwater. Roof drains should be in good repair and sufficient to carry rainwater run-off from the roof. In an effort to halt the destructive effects of rainwater, 19th century builders often capped parapet walls with fired bricks. These bricks were harder and better suited to weather the erosive action of rainwater; however, the addition of a brick cap to an existing parapet wall creates a drastic change in a structure's appearance and fabric. The use of traditional lime mortar with the fired brick is advised because it is more watertight and compatible with the harder brick.

Rainwater that has accumulated at adobe foundations should be diverted away from the building. This may be done by regrading, by building gravel-filled trenches or brick, tile, or stone drip gutters, or by any technique that will effectively remove the standing rainwater. Regrading is perhaps the best solution because defective gutters and trenches may in effect collect and hold water at the base of the wall or foundation.

In repairing "coving," the damage caused by rain splash, adobe bricks stabilized with soil cement might be considered. On the other hand, concrete patches, cement stucco, and curb-like buttresses against the coving usually have a negative effect because moisture may be attracted and trapped behind the concrete.

Cement stucco and cement patches have the potential for specific kinds of water related adobe deterioration. The thermal expansion coefficient of cement stucco is 3 to 10 times greater than that of adobe resulting in cracking of the stucco. Cracks allow both liquid water and vapor to penetrate the adobe beneath, and the stucco prevents the wall from drying.

As the moisture content of the adobe increases, there is a point at which the adobe will become soft like putty. When the wall becomes totally saturated, the adobe mud will flow as a liquid. This varies with the sand, clay, and silt content of the adobe.

If the adobe becomes so wet that the clay reaches its plastic limit, or if the adobe is exposed to a freeze-thaw action, serious damage can result. Under the weight of the roof, the wet adobe may deform or bulge. Since the deterioration is hidden from view by the cement stucco, damage may go undetected for some time. Traditional adobe construction techniques and materials should therefore, be used to repair or rebuild parts of the walls.

The destructive effects of moisture on adobe buildings may be substantially halted by several remedies.

1. **Shrubs, trees, and other foundation plantings may be causing physical damage.** Their roots may be growing into the adobe, and/or they may be trapping excessive moisture in their roots and conducting it into walls. Their removal might be considered to halt this process.
2. **Level ground immediately adjacent to the walls may be causing poor drainage.** Regrading could be considered so that the ground slopes away from the building, eliminating rainwater pools.
3. **The installation of footing drains may be considered.** Trenches about 2 to 2-1/2 feet wide and several feet deep are dug around the adobe building at the base of the walls or at the foundation if there is any. If the soil is weak, it may be necessary to slope the sides of the trench to prevent cave-in of the trench and subsequent damage to the wall. The walls and bottom of the trench should be lined with a polyethylene vapor barrier to prevent the collected water from saturating the

surrounding soil and adobe wall. Clay tile, or plastic pipe, which drain to a sump or to an open gutter, are then laid in the bottom of the trench. The trench is filled with gravel to within 6 inches of grade. The remaining excavation is then filled to grade with porous soil.

A Word of Caution: Plant removal, regrading, or trenching may be potentially destructive to archaeological remains associated with historic adobe building sites. Any disturbance of the ground should, therefore, be undertaken with prudence and careful planning.

Once any one or all of these solutions has effectively minimized the problems of rising ground water, the coving and deterioration of the walls can be corrected by patching the area with new adobe mud and by applying traditional surface coatings. It should be remembered, however, that unless the capillary action is stopped effectively, this erosive condition will certainly continue. Most important, surface coatings and patching only repair the effects of ground water and wind erosion, they cannot cure the cause.

Wind Erosion

Windblown sand has often been cited as a factor in adobe fabric erosion. Evidence of wind erosion is often difficult to isolate because the results are similar to water erosion; however, furrowing caused by wind is usually more obvious at the upper half of the wall and at the corners, while coving from rainsplash and ground water is usually at the lower third of the wall.

Maintenance is the key to mitigating the destructive effects of wind erosion. Wind damage on adobe walls and roof surfaces should be repaired with new adobe mud. Any traditional surface coating may be applied to protect against any possible future destructive effects. If high wind is a continuing problem, a wind screen or breaker might be built, using fencing or trees. Care should be taken to plant trees far enough away from the structure so that the roots will not destroy the foundation or trap moisture.

Vegetation, Insects, and Vermin

Vegetation and pests are natural phenomena that can accelerate adobe deterioration. Seeds deposited by the wind or by animals may germinate in adobe walls or roofs as they would in any soil. The action of roots may break down adobe bricks or cause moisture retention which will harm the structure. Animals, birds, and insects often live in adobe structures, burrowing and nesting in walls or in foundations. These pests undermine and destroy the structural soundness of the adobe building. The possibility of termite infestation should not be overlooked since termites can travel through adobe walls as they do through natural soil. Wood members (lintels, floors, window and door shutters, and roof members) are all vulnerable to termite attack and destruction.

It is important to rid adobe structures immediately of all plant, animal, and insect pests and to take preventive measures against their return. Seedlings should be removed from the adobe as soon as they are discovered. Large plants should be removed carefully so that their root systems will not dislodge adobe material. Pest control involving the use of chemicals should be examined carefully in order to assess the immediate and longlasting effects of the chemicals on the adobe building. Professional advice in this area is important not only because chemicals may be transported into the walls by capillary action and have a damaging effect on the adobe fabric, but also for reasons of human and environmental safety.

Material Incompatibilities

As adobe buildings are continually swelling and shrinking, it is likely that repair work has already been carried out sometime during the life of the building. Philosophies regarding adobe preservation have changed, and so have restoration and rehabilitation techniques. Techniques acceptable only 10 years ago are no longer considered appropriate. Until recently, adobe bricks have been repointed with portland cement; deteriorated wooden lintels and doors have been replaced with steel ones; and adobe walls have been sprayed with plastic or latex surface coatings. The hygroscopic nature of adobe has rendered these techniques ineffective and, most important, destructive. The high strength of portland cement mortar and stucco has caused the weaker adobe brick to crack and crumble during the differential expansion of these incompatible materials. Steel lintels are much more rigid than adobe. When the building expands, the adobe walls twist because they are more flexible than the steel. Plastic and latex wall coatings have been used to seal the surface, keeping it from expanding with the rest of the brick. Portions of the wall have consequently broken off. In some instances, incompatible materials can be removed from the building without subsequently damaging the structure. Other times, this is not possible. Professional advice is therefore recommended.

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Once the adobe deterioration and any resulting structural damage is repaired, the restoration of the adobe building can proceed. Careful attention should be given to replace, repair, and/or reproduce all damaged materials with traditional or original materials.

Patching and Repairing Adobe Brick

In patching and replacing adobe brick, every reasonable effort should be made to find clay with a texture and color similar to the original fabric. When an individual adobe brick has partially disintegrated, it may be patched in place. The deteriorated material



A traditional mixture of mud and straw plaster should be applied to stabilize the exterior of this house. Photo: NPS files.

may be scraped out and replaced with appropriate adobe mud. Often fragments of the original adobe brick have been ground up, mixed with water, and reused to patch the eroded area. However, some professionals advise against the reuse of material which has spalled off because it frequently contains a high concentration of salts.

If a substantial amount of the brick has been destroyed or spalled, commercially made adobe bricks and half-bricks can be obtained, or they may be made at the site or nearby. Generally these are 3 or 4 inches thick, and ideally they are composed of unstabilized adobe (that is, without any chemical additives). The deteriorated adobe bricks should be scraped out to insert the new bricks. If most of the brick is not deteriorated, then the deteriorated portion may be replaced with a half-brick. It may be

necessary to cut back into undeteriorated portions of the brick to achieve a flush fit of the new or halfbricks. Spray (do not soak) the new brick and surrounding area lightly with water to facilitate a better bond. Too much moisture can cause swelling. Always use traditional adobe mud mortar.

When entire bricks or sections of the brick walls have to be replaced, caution should be exercised when buying ready-made bricks. Many are now manufactured using stabilizing agents (portland cement, lime, or emulsified asphalt) in their composition. While the inclusion of these agents in new adobe bricks is a technical advancement in their durability, they will prove incompatible with the fabric of the historic adobe building. Concrete blocks and cinderblocks are likewise tempting solutions to extensive adobe brick replacement; but, like commercially stabilized adobe bricks, they are not compatible with older and more unstable adobe bricks. However, concrete blocks have been used for interior partitions successfully.

Patching and Replacing Mortar

In repairing loose and deteriorated adobe mortar, care should also be taken to match the original material, color, and texture. Most important, never replace adobe mud mortar with lime mortar or portland cement mortar. It is a common error to assume that mortar hardness or strength is a measure of its suitability in adobe repair or reconstruction. Mortars composed of portland cement or lime do not have the same thermal expansion rate as adobe brick. With the continual thermal expansion and contraction of adobe bricks, portland cement or lime mortars will cause the bricks—the weaker material—to crack, crumble, and eventually disintegrate.

It is recognized, however, that some late historic adobe buildings have always had portland cement or lime mortars in their initial construction. The removal and replacement of these mortars with mud mortar is not advised because their removal is usually destructive to the adobe bricks.

In repairing adobe cracks, a procedure similar to repointing masonry joints may be used. It is necessary to rake out the cracks to a depth of 2 or 3 times the width of a mortar joint to obtain a good "key" (mechanical bond) of the mortar to the adobe bricks. The bricks should be sprayed lightly with water to increase the cohesive bond. A trowel or a large grout gun with new adobe mud mortar may then be used to fill the cracks.

Repairing and Replacing Wooden Members

Rotted or termite infested wood members such as vigas, savinos, lintels, wall braces, or flooring should be repaired or replaced. Wood should always be replaced with wood. For carved corbels, however, specially formulated low-strength epoxy consolidants and patching compounds may be used to make repairs, thus saving original craftsmanship. Tests, however, should be made prior to repairs to check on desired results since they usually are not reversible. This is an area of building repair that ought not be attempted by the amateur.

Patching and Replacing Surface Coatings

Historically, almost every adobe building surface was coated. When these coatings deteriorate, they need to be replaced. Every effort should be made to recoat the surface with the same material that originally coated the surface.

When the coating has been mud plaster, the process requires that the deteriorated mud plaster be scraped off and replaced with like materials and similar techniques, attempting in all cases to match the repair work as closely as possible to the original. It is always better to cover adobe with mud plaster even though the mud plaster must be renewed more frequently.

The process is not so simple where lime plaster and portland cement stuccos are involved. As much of the deteriorated surface coating as possible should be removed without damaging the adobe brick fabric underneath. Never put another coat of lime plaster or portland cement stucco over a deteriorated surface coating. If serious deterioration does exist on the surface, then it is likely that far greater deterioration exists below. Generally this problem is related to water, in which case it is advisable to consult a professional.

If extensive recoatings in lime plaster or portland cement stucco are necessary, the owner of an adobe building might consider furring out the walls with lathing, then plastering over, thus creating a moisture barrier. Always patch with the same material that is being replaced. Although lime plaster and portland cement stucco are less satisfactory as a surface coating, many adobe buildings have always had them as a surface coating. Their complete removal is inadvisable as the process may prove to be more damaging than the natural deterioration.

Roofs

Flat adobe roofs should be restored and maintained with their original form and materials; however, it may not be feasible or prudent to restore or reconstruct a flat adobe roof on a building if the roof has previously been modified to a gable roof with sheet metal, tiles, or wood shingles.

If an existing flat adobe roof is restored with a fresh layer of adobe mud over an existing mud roof, care should be taken to temporarily support the roof during the work because adobe mud is heavier wet than after it has cured. If not supported, the roof may collapse or deflect. If the wooden roof supports are allowed to sag during such work, the wood may take a permanent deflection, resulting in inadequate drainage and/or "ponding" at low points. Ponding is especially damaging to adobe roofs since standing water will eventually soak through the mud and cause the wooden roof members to rot.

On an adobe building, it is not advisable to construct a new roof that is heavier than the roof it is replacing. If the walls below have uncorrected moisture problems, the added weight of a new roof may cause the walls to bulge (a deformation caused while the adobe mud is in a plastic state). If the walls are dry but severely deteriorated, the added weight may cause the walls to crack or crumble (compression failure).

Floors, Windows, Doors, Etc.

Windows, doors, floors, and other original details of the older adobe building should be retained whenever feasible. It is, however, understandable when the demands of modern living make it necessary to change some of these features: thermal windows and doors, easily maintained floors, etc. But every reasonable effort should be made to retain original interior and exterior details.

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Cyclical maintenance has always been the key to successful adobe building survival. As soon as rehabilitation or restoration has been completed, some program of continuing maintenance should be initiated. Changes in the building should particularly be noted. The early stages of cracking, sagging, or bulging in adobe walls should be monitored regularly. All water damage should be noted and remedied at its earliest possible stages. Plant, animal, and insect damage should be halted before it becomes substantial. The roof should be inspected periodically. Surface coatings must be inspected frequently and repaired or replaced as the need indicates.

Mechanical systems should be monitored for breakdown. For instance, leaking water pipes and condensation can be potentially more damaging to the adobe building than to a brick, stone, or frame structure. Observing adobe buildings for subtle changes and performing maintenance on a regular basis is a policy which cannot be over emphasized. It is the nature of adobe buildings to deteriorate, but cyclical maintenance can substantially deter this process, thus producing a relatively stable historic adobe building.

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In conclusion, to attempt the preservation of an adobe building is almost a contradiction. Adobe is a formed-earth material, a little stronger perhaps than the soil itself, but a material whose nature is to deteriorate. The preservation of historic adobe buildings, then, is a broader and more complex problem than most people realize. The propensity of adobe to deteriorate is a natural, ongoing process. While it would be desirable to arrest that process in order to safeguard the building, no satisfactory method has yet been developed. Competent preservation and maintenance of historic adobe buildings in the American Southwest must (1) accept the adobe material and its natural deterioration, (2) understand the building as a system, and (3) understand the forces of nature which seek to return the building to its original state.

Many individuals have contributed to the direction, the content and the final form of this Preservation Brief. The text and illustration materials were prepared by de Teel Patterson Tiller, Architectural Historian, and David W. Look, AIA, Technical Preservation Services Division. Much of the technical information was based upon an unpublished report prepared under contract for this office by Ralph H. Comey, Robert C. Giebner, and Albert N. Hopper, College of Architecture, University of Arizona, Tucson. Valuable suggestions and comments were made by architects Eugene George, Austin, Texas; John P. Conron, Santa Fe; and David G. Battle, Santa Fe. Other staff members who provided editorial assistance include H. Ward Jandl, and Kay D. Weeks.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Technical Preservation Services (TPS), National Park Service prepares standards, guidelines, and other educational materials on responsible historic

preservation treatments for a broad public.

August 1978

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NOTE: BACKGROUND ON MOVING AN ADOBE BUILDING

From: Donald Hartley [<mailto:dhartley@utah.gov>]
Sent: Friday, December 19, 2014 2:40 PM
To: Leith, Carl
Subject: Re: Moving an Adobe Building

Hi, Carl.

As you can imagine moving an adobe structure is difficult - I am aware of only two attempts in Utah and neither project was successful. Because mud bricks and mud mortar are not very strong they don't bond together in the same manner as stone and fired clay brick masonry incorporating lime- or Portland cement-based mortar. With the latter, a "bridging" action occurs in the masonry that allows a wall to be lifted at point supports (commonly 12" - 18" apart.) Adobe has low compression strength and bond strength with the mortar, so it doesn't develop much bridging action.

In theory, a continuous support beam or foundation must be installed under fragile adobe walls in order to lift them, and then the walls must be thoroughly braced, inside and out, to resist any lateral forces created in the actual moving. The most common area of moisture-related damage in adobe structures is at the base of the exterior walls, which makes creating a new lifting beam even more challenging.

Regarding the two moving attempts, the first was one of the adobe structures at Greene Gate Village B&B in St. George. They managed to lift the two-room house onto a flatbed trailer but then it collapsed in transit to the new site (their website lists two or three adobe buildings that were "...moved, piece-by-piece, to the Green Gate Village,..." and "...rebuilt to the original specifications and carefully restored and modernized.") We know why it was piece-by-piece.

The most recent attempt (more of a discussion, actually) was the Bishop Loveless house in Provo. The small adobe building was in the way of a parking lot expansion. The local Sons of Utah Pioneers camp led the effort to save and move the structure to the Provo Pioneer Village. Valgardson and Sons building movers (www.valgardsonandsons.com) proposed a plan to pour a new concrete beam under the exterior and interior walls and brace the structure to move it, but they were not able to guarantee that it would arrive at the park in one piece, and the cost for the just the concrete work alone exceeded the available budget to move and restore the house. In the end the building was dismantled and the adobe bricks were shipped to the Provo Pioneer Village on pallets, where they were installed as a veneer on a totally new, wood-framed structure. Valgardson did move the historic roof structure in one piece and placed it on top of the new bishop Loveless House. It makes a nice addition to the Provo Pioneer Village to interpret life in the fort during the 1860's but it's not a historic building by any stretch of the imagination.

As you suggested, moving a building from its original location usually makes it ineligible for listing in the register. The High West Distillery development kept the buildings on their original lots and maintained their original orientation to the streets and to one another so the Park Service concluded that they retained their historic integrity. When the adobe buildings were moved into Greene Gate Village, they were removed from their original sites and placed in a setting with other village buildings that did not maintain their relationship to the street or to the other buildings at their historic locations.

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ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposals include:

- Notice mailed on July 1, 2015
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 1, 2015
- A site notice for the HLC public hearing was placed on site July 7, 2015

Email and telephone inquiries have been received from the Capitol Hill Community Council and information on the applications forwarded. A copy of the report will be forwarded upon completion.

A further email inquiry has been received from Elizabeth Giraud. A copy of the report will be forwarded upon completion.

Any other correspondence received after the publication of this staff report will be forwarded to the Historic Landmark Commission.