



Staff Report

PLANNING DIVISION
DEPARTMENT OF COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Katia Pace
801 535-6354 or katia.pace@slcgov.com
Date: August 4, 2016
Re: PLNHLC2016-00569 Relocation of City Landmark Building – Hawk Cabin at 458 North 300 West
PLNHLC2016-00419 Major Alteration

MAJOR ALTERATIONS & RELOCATION OF A LANDMARK SITE

PROPERTY ADDRESS: 458 North 300 West

PARCEL ID: 08-36-254-066

HISTORIC DISTRICT: Capitol Hill Historic District & Salt Lake City Landmark Site

ZONING DISTRICT: H Historic Preservation Overlay District. RMF-35 Moderate Density Multi-Family Residential District

MASTER PLAN: Capitol Hill Community Master Plan

DESIGN GUIDELINES: Residential Design Guidelines

REQUEST: Relocate, Restore and Add to the Hawk Cabin at approximately 458 North 300 West -

David Richardson, on behalf of the owner Roscoe Briscoe, is requesting approval to relocate the historic Hawk Cabin from the rear of the property to the street face and add to the rear of the cabin. The Hawk Cabin is a Salt Lake City Landmark Site and a contributing building in the Capitol Hill Historic District. The subject property is zoned RMF-35 (Moderate Density Multi-Family Residential District) and is located in City Council District 3, represented by Stan Penfold. The proposed use is an Art Studio. This proposal is being referred to the Historic Landmark Commission for decision because it is a relocation of the structure and a substantial addition and remodeling.

- a. **Relocation of a Landmark Site** – The proposed relocation will be in a different location on the same lot. The relocation of the cabin is from the rear of the property to the street face. Case Number PLNHLC2016-00569
- b. **Proposed Restoration and Addition** - The proposal is to restore and add to the rear of the cabin. The proposed use would be an art studio. Case Number PLNHLC2016-00419

RECOMMENDATION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I recommend that the Commission approve the application for relocation, restoration and rear addition. Approval of the application would require that a Special Exception for an Art Studio be obtained.

MOTION:

1. Based on the analysis and findings listed in the staff report, testimony and the proposal presented, I move that the Commission approve this application for relocation, with the following conditions:
 - a. Submit to the Planning Director for approval a report that identifies exactly how the relocation will occur and how it will ensure that the structure is not destroyed in the relocation process;
 - b. Submit documentation that identifies a licensed and bonded contractor will relocate the building

- c. Submit a landscaping and/or site plan that identifies how the existing site of the Hawk Cabin will be restored once the cabin is relocated.
 - d. Submit financial guarantee documentation to the City to ensure the rehabilitation of the structure once the relocation has occurred is provided. 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.
2. Based on the analysis and findings listed in the staff report, testimony and the proposal presented, I move that the Commission approve this application for alterations and the construction of a new rear addition, with the condition that a Special Exception for an Art Studio be obtained.

KEY ISSUES

The following key issues were identified:

Issue 1: Relocation

Staff met with a representative of the State Historic Preservation Office (SHPO), Nelson Knight, and the applicant, David Richardson, on June 29, 2016. At the meeting the following issues were discussed:

- **Method for Relocating.** The proposed method is to disassemble each piece of the cabin, cataloged then and assembled on a new foundation and location. This method was approved by SHPO.
- **Impact on National Register.** The cabin will remain on the National Register and would have to get a recertification because of the change in location. SHPO agrees that the Hawk Cabin was moved twice before and moving, restoring, and giving the cabin a purpose will give it a better chance of it being maintained, preserved and enjoyed by more people.
- **Materials.** New windows, doors, foundation, chimney were all approved by SHPO.

Issue 2: Proposed Use – Art Studio

The proposed new use for the cabin is an Art Studio. An Art Studio is an accessory structure and will need a Special Exception for that use. On the RMF-35, accessory structure don't have a maximum square footage requirement. As an Art Studio a kitchen and a full bathroom will not be allowed. The Historic Landmark Commission does not have the authority to approve special exceptions for use, therefore, a special exception will be required as a separate process.

BACKGROUND:

The Hawk Cabin is located in the Capitol Hill Historic District, and it is listed as a Salt Lake City Landmark Site and in the National Register of Historic Places.

The following is a statement from the Hawk Cabin National Register Nomination Form:

“The cabin’s primary interest lies in its long association with William Hawk, a minor figure in Mormon and Western history who, despite his modest circumstances during his life and at his death, had a life rich in adventure. In this one individual is found a reflection of the historical development of Mormonism and the West; an ordinary life filled with some extra-ordinary incidents.”

Among many of his experiences, William Hawk was among the 10 men hired to carry special editions of the California Star to Independence, Mo., announcing news of the gold discovery in California.

The Hawk Cabin was originally constructed between 1848 and 1852. It is one of the earliest remaining pioneer structures in Salt Lake City. Verbal history places its first location as part of the original settlement of Great Salt Lake City. The cabin was subsequently moved to 458 North 300 West where it appears on the 1898 Sanborn Insurance Maps. A kitchen addition to the rear of the cabin was reported by the family and also shows on the 1898 Sanborn Maps.

In 1905 the Hawk Cabin moved again, addition and all, to the rear of the lot. The move was shown on the 1911 Sanborn Maps and is its current location. The addition was subsequently removed, and an automobile garage door was cut into the North façade. This proposed relocation would be the third time in its history that the Hawk Cabin would be moved.

The following is a description of the Hawk Cabin from the National Register Nomination Form:

“The Hawk Cabin is a one room log structure probably constructed from native lumber between 1848-1852. It retains much of its original appearance despite several small fires that have charred some of the timber. The door and window areas have been modified slightly over the years, but the only change since around 1900 has been the cutting of the north facing wall to permit the installation of wooden garage doors. In terms of workmanship the very survival of the building is testimony to its rugged strength. The cabin exhibits very little technological sophistication in construction, which together with the visible adze work suggests that the date of construction is probably before saw mills were in full operation in the valley (1849/50). The summer kitchen that was originally attached to the building was probably destroyed at the time it was moved from the front to the back of the lot. Its location in the very heart of the city, at the edge of the proposed Capitol Hill Historic District suggests considerable potential for restoration. The present roof is a 40-50 year old tarred flat type in poor condition.”



PROJECT DESCRIPTION:

This project has been verbally approved by the Utah State Office of Historic Preservation. The proposed use is an Art Studio. Other work on the site such as the removal of the addition on the principal structure and a new parking pad will be reviewed separately.

Cabin:

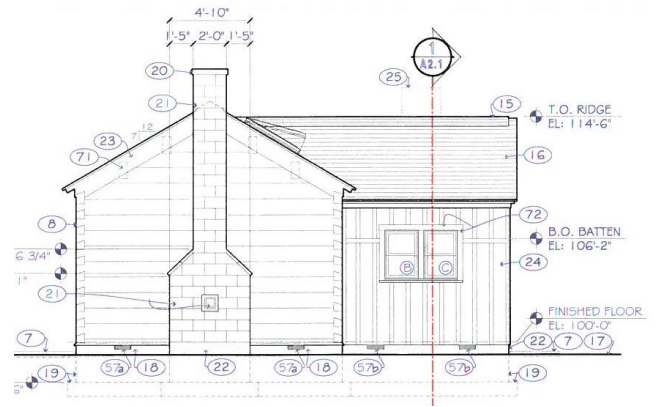
- The proposal is to relocate the cabin within the existing lot, closer to its original location. The new location will fill in a gap in the streetscape slightly to the north of the cabin's 1905 location.
- Each piece of the cabin will be disassembled and cataloged then assembled on a new foundation and location.
- The exterior of the cabin would be restored.
- A chimney would be reintroduced. The chimney would have either a brick or stone veneer.
- The new windows would be double hung - Aluminum/wood clad. The original windows are shown on the historic photos as being double hung.
- Replicate wood doors shown on historic photos.
- The fascia board would be a replicate
- The shape of the roof would be replicated, the roof would be No. 1 sawn cedar shingles. Also, two skylights are being proposed on the east slope of the roof that won't be visible from the street.
- A door is proposed for the north elevation where a garage door was cut. The proposal is for a pair of doors with three lights on each door. Additional wood that matches the original cabin will be necessary to cover the wall.

Addition:

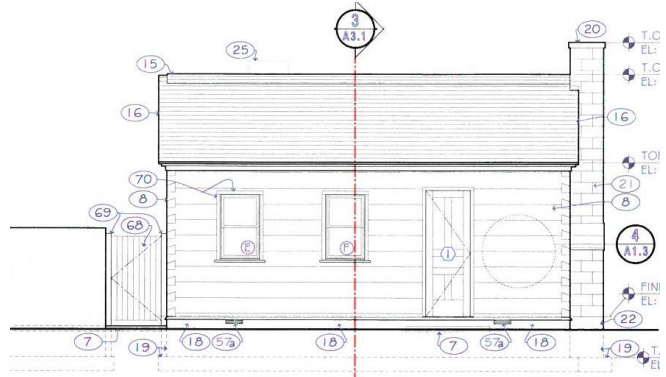
- A 384 square foot rear addition would be added.
- The proposed siding would be board and batten on house wrap
- The proposed windows would be double hung - Aluminum/wood clad
- The proposed new doors would be wood.

Site Features:

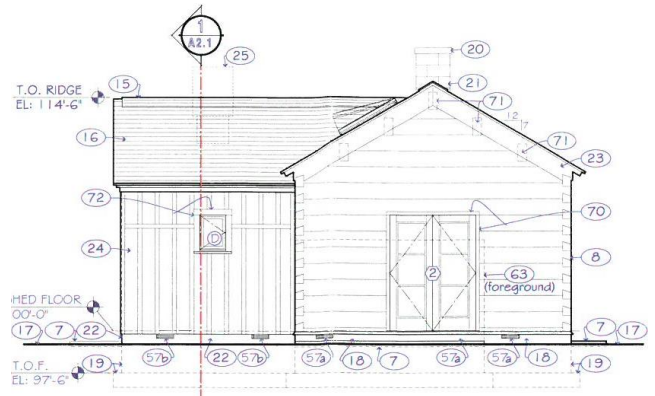
- The proposed new patio and landing would have flagstone pavers on 4' roadbase
- The propose gate would be wood similar to the cabin



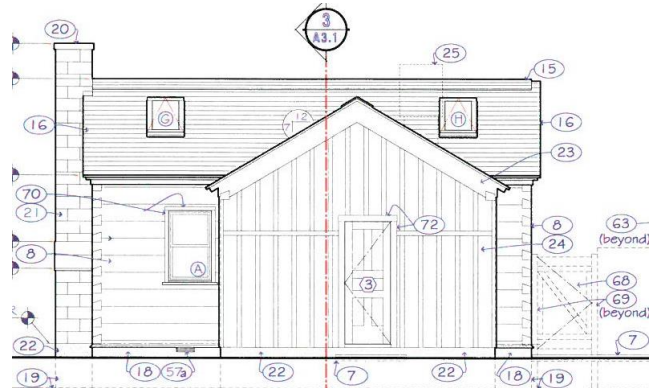
South Elevation



West Elevation



North Elevation



East Elevation

HLC Meeting Date: August 4, 2016

ATTACHMENTS:

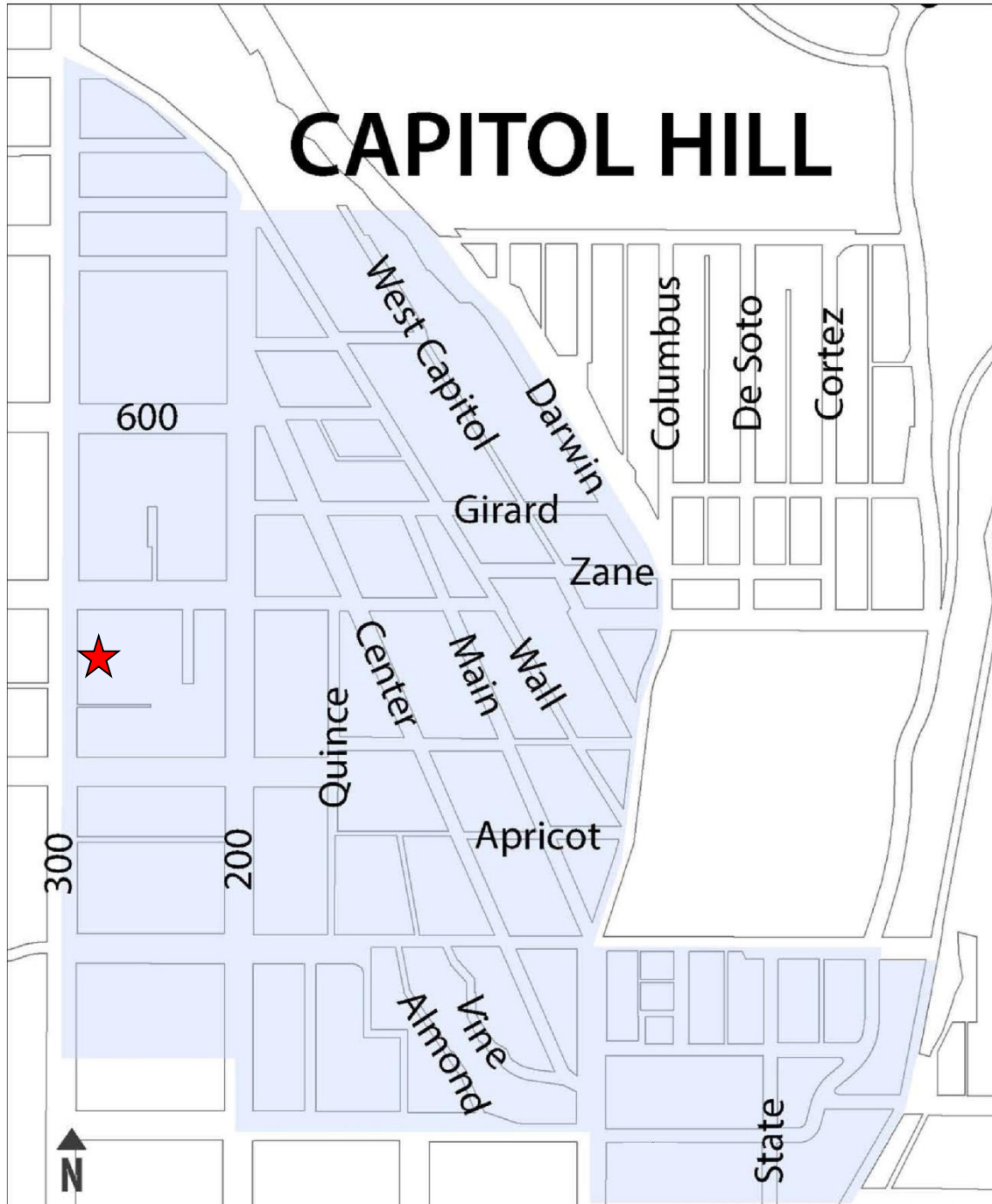
- A.** Vicinity Map
- B.** Historic District Map
- C.** Development Plan Set
- D.** Applicant Information
- E.** History
- F.** Sanborn Insurance Maps
- G.** Photographs
- H.** Zoning Ordinance Standards
- I.** Historic Preservation Standards
- J.** Applicable Design Guidelines
- K.** Development Review Team Comments
- L.** Public Process and Comments
- M.** Alternate Motions

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP

★ *Approximate Project Location*



ATTACHMENT C: DEVELOPMENT PLAN SET

ZONING INFORMATION

ZONE = SR-1	
SET BACKS	
FRONT YARD:	14'-6"
NORTH SIDE YARD:	10'-0"
SOUTH SIDE YARD:	6'-2"
REAR YARD:	89'-6"
BUILDING HEIGHT:	15'-0"
BUILDING COVERAGE:	EXISTING: 1,642 SF. PROPOSED: 1,792 SF.

CODE INFORMATION

ACCESSORY BUILDING
TYPE V CONSTRUCTION
R2 OCCUPANCY

THIS PROJECT CONFORMS TO THE 2012 IRC AND RELATED CODES

SCOPE OF WORK

RELOCATE AND REMODEL EXISTING ACCESSORY BUILDING: RESTORATION OF THE WILLIAM HAWK CABIN (Circa. 1852) AND ADDITION OF A BATHROOM WITH STORAGE AREA. EACH PIECE OF THE CABIN WILL BE CATALOGED AND DISASSEMBLED, THEN RE-ASSEMBLED ON A NEW FOUNDATION FACING 300 WEST.

DRAWING INDEX

CS 1.1	CODE INFORMATION + SITE PLAN
A 1.1	PLANS + STRUCTURAL + DOOR SCHEDULE
A 2.1	ELEVATIONS + CROSS SECTION + WINDOW SCHEDULE
A 3.1	WALL and LONGITUDINAL SECTIONS + LOG SCREW ANCHOR DETAIL
E 1.1	CRAWL SPACE + MAIN FLOOR REFLECTED CEILING PLANS



CABIN LOOKING AT SIDE ELEVATION



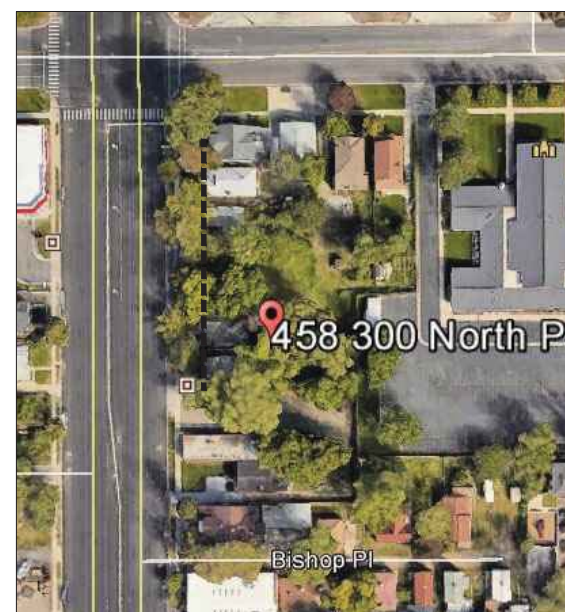
CABIN LOOKING AT SIDE ELEVATION



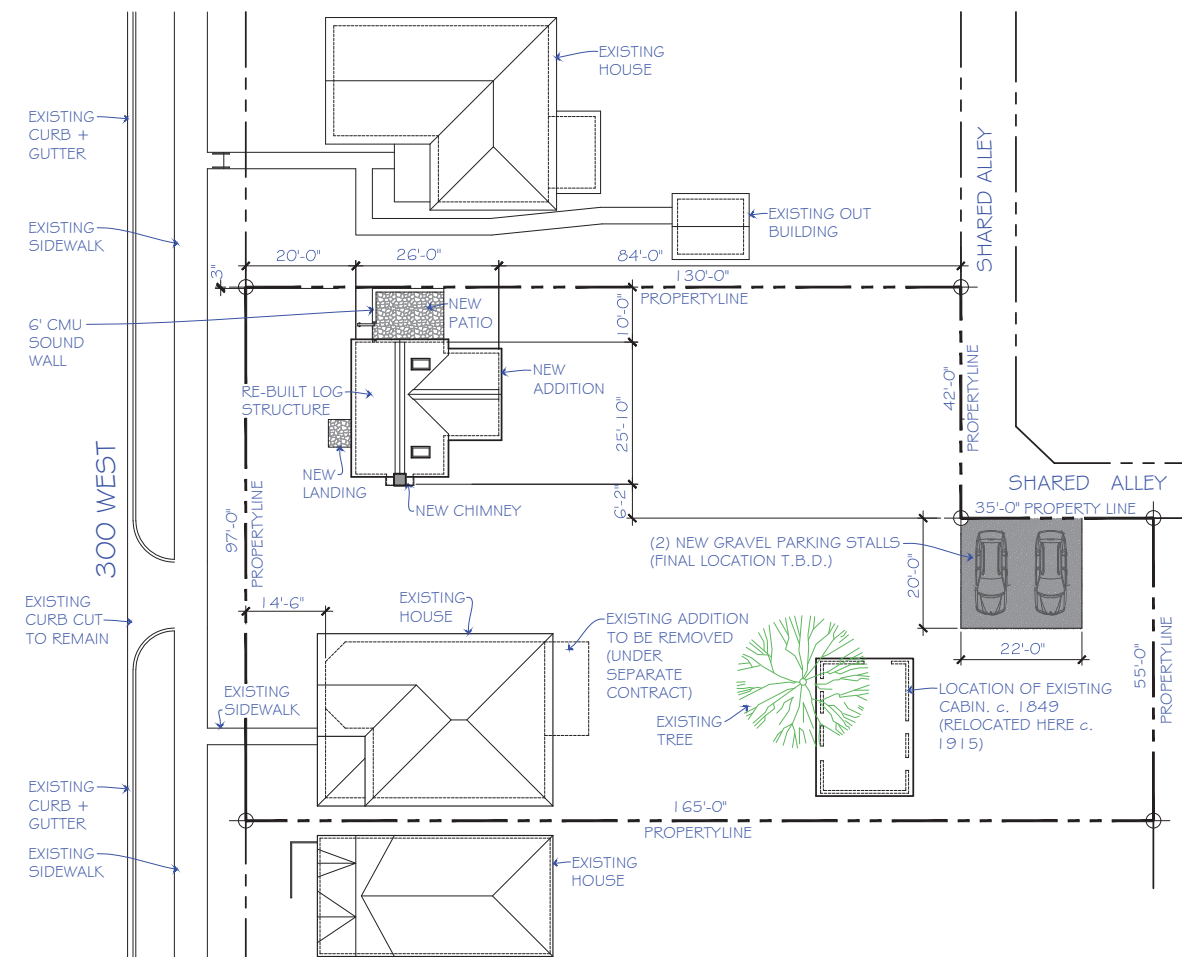
CABIN LOOKING AT REAR ELEVATION



CABIN LOOKING AT FRONT ELEVATION



AREA SITE PLAN SHOWING SETBACK
NO SCALE



SITE PLAN
SCALE: 1/16" = 1'-0"

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REVISIONS

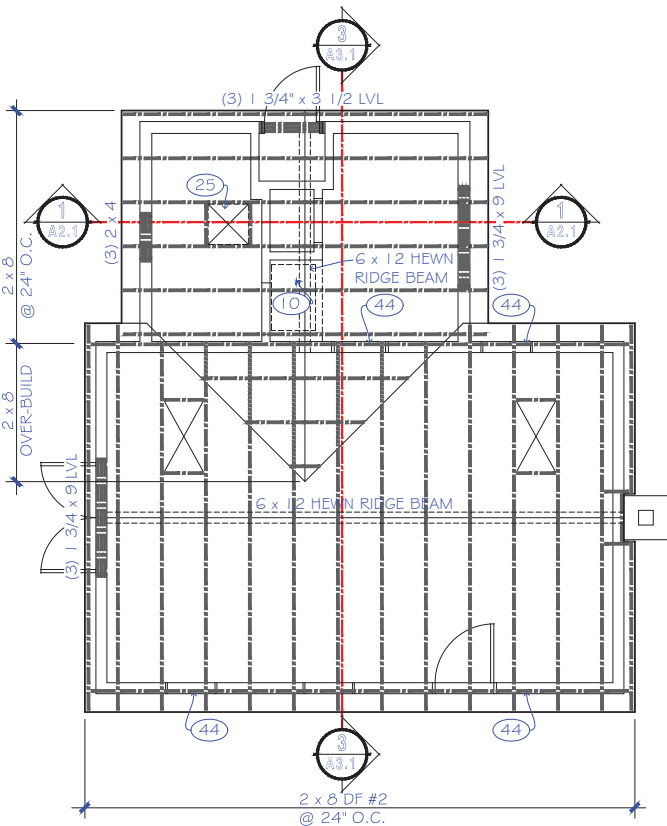
DRAWING INDEX
CODE INFO
AND
SITE PLAN

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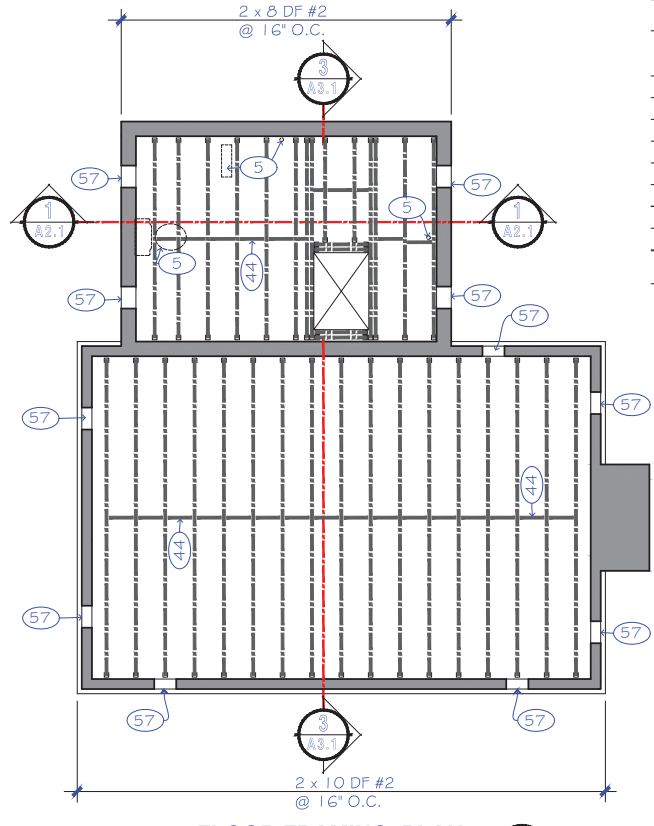
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10 MAY 2016

CS1.1



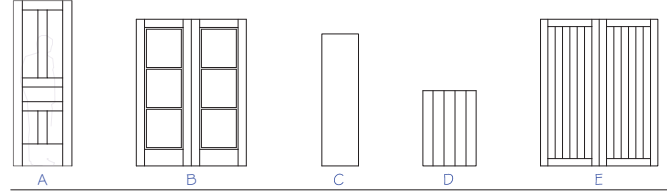
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

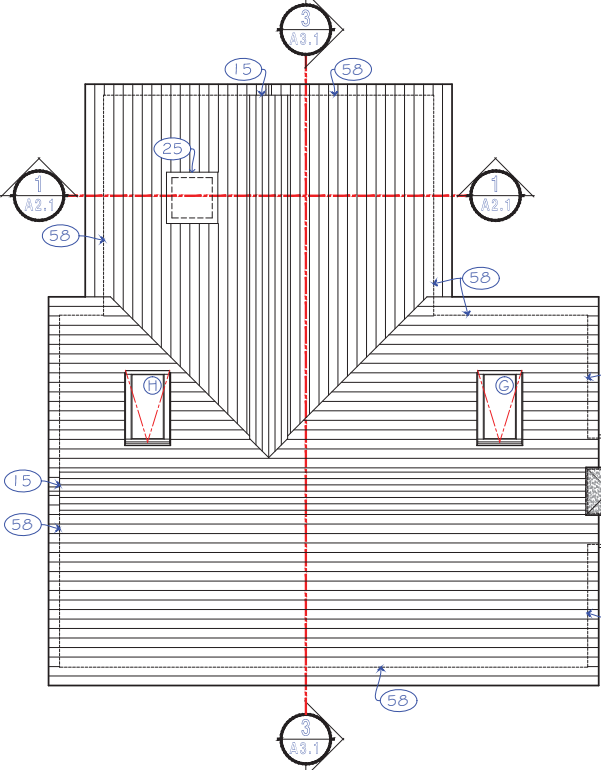
DOOR SCHEDULE								
TAG	DOOR SIZE			TYPE	DOOR MATERIAL	FINISH	HARD WARE	REMARKS
	HEIGHT	WIDTH	THICKNESS					
1	7'-6"	2'-8"	1 3/4"	A	WOOD	STAIN	LS	
2	6'-8"	5'-0"	1 3/4"	B	WOOD	STAIN	LS	PAIR OF DOORS : 3 LIGHTS : INSULATED TEMPERED GLASS
3	6'-8"	2'-6"	1 3/4"	A	WOOD	STAIN	LS	
4	6'-8"	2'-4"	1 3/8"	A	WOOD	STAIN	PR	
5	6'-0"	1'-8"	-----	C	GLASS	FROSTED	PK	TEMPERED GLASS SHOWER DOOR
6	3'-5"	2'-5"	-----	D	WOOD	STAIN	PK	CUSTOM FLOOR HATCH : FINISH TO MATCH FLOOR
7	6'-8"	2'-4"	1 3/8"	A	WOOD	STAIN	PA	
8	6'-8"	5'-0"	2"	E	WOOD	STAIN	PK	PAIR OF BARN DOORS

KEY
LS: LOCKSET
PR: PRIVACY
PA: PASSAGE
PK: PULL KNOB

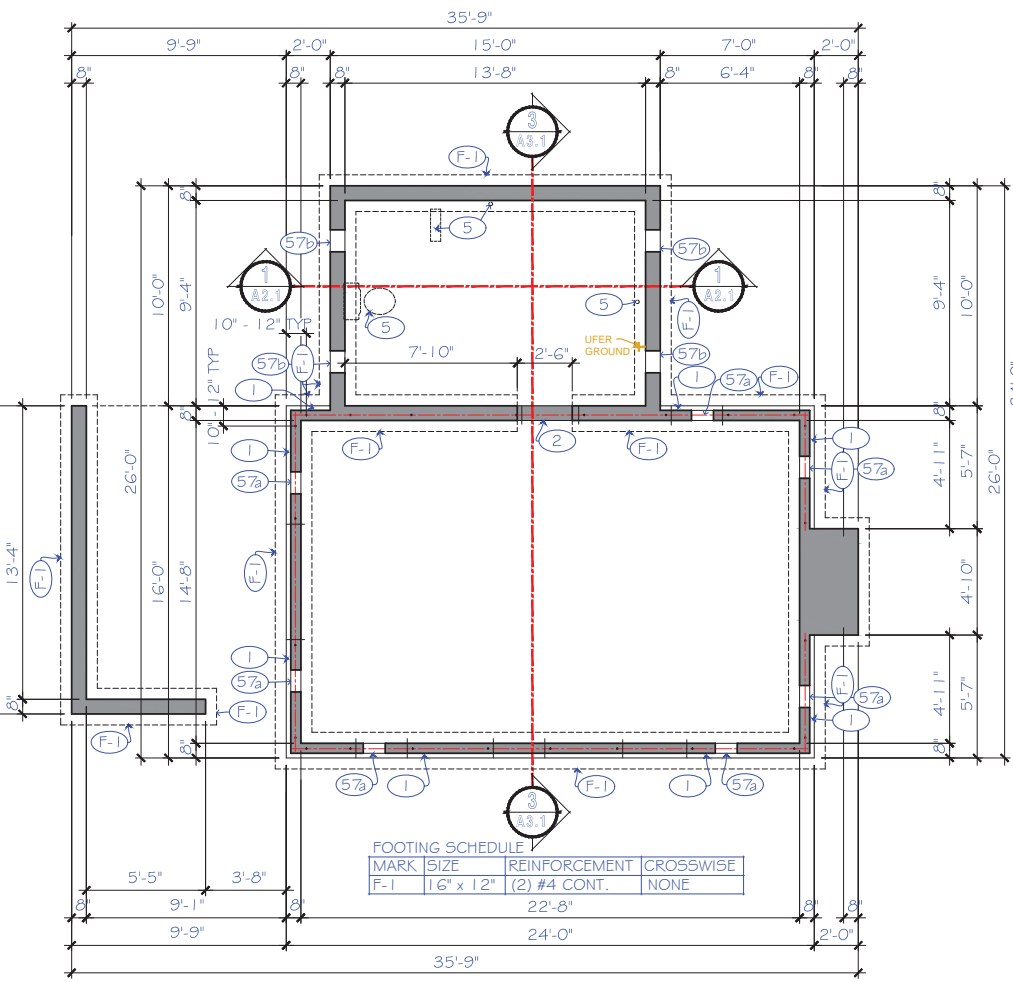


DOOR TYPES

- DRAWING NOTES**
- 2" BLOCK-OUT FOR LEDGER
 - ACCESS IN FDN FOR CRAWL SPACE
 - THREADED ROD REINFORCING AT INTERSECTION OF FRAMED WALL (TYP)
 - EMBED THREADED ROD REINFORCING PLACED @ 4'-0"± O.C. AT EITHER SIDE OF ALL OPENINGS AND AT CORNERS AS SHOWN - SEE ARCHITECTURAL
 - PLUMBING ABOVE
 - EAVE ABOVE
 - FLAGSTONE PAVERS ON 4" ROADBASE
 - HISTORIC LOGS :: HANDLE WITH CARE REINSTALL WITH CHINKING AND DAUB TO MATCH EXISTING
 - REPLACE DETERIORATING LOGS WITH NEW LOGS FROM DOUGLAS FIR DRESSED TO MATCH EXISTING
 - SHOWER TRENCH DRAIN
 - ATTIC ACCESS ABOVE
 - BEAM ABOVE
 - MANTEL / SURROUND (OPTIONAL)
 - FIREPLACE INSERT (OPTIONAL)
 - FLAGSTONE HEARTH (OPTIONAL)
 - CONTINUOUS RIDGE VENT
 - CONCRETE CHIMNEY CAP
 - 3600 CFM EVAPORATIVE COOLER
 - 2 x BLOCKING
 - CRAWL SPACE VENTILATION : 3" x 12" WITH 1/8" INSECT SCREEN SEE 2+3 /A2.1
 - LINE OF BUILDING BELOW
 - LINE OF WALL ABOVE
 - 6' HIGH CUM SOUND WALL : STUCCO FINISH
 - GALVANIZED IRON WATER HEATER DRAIN PAN

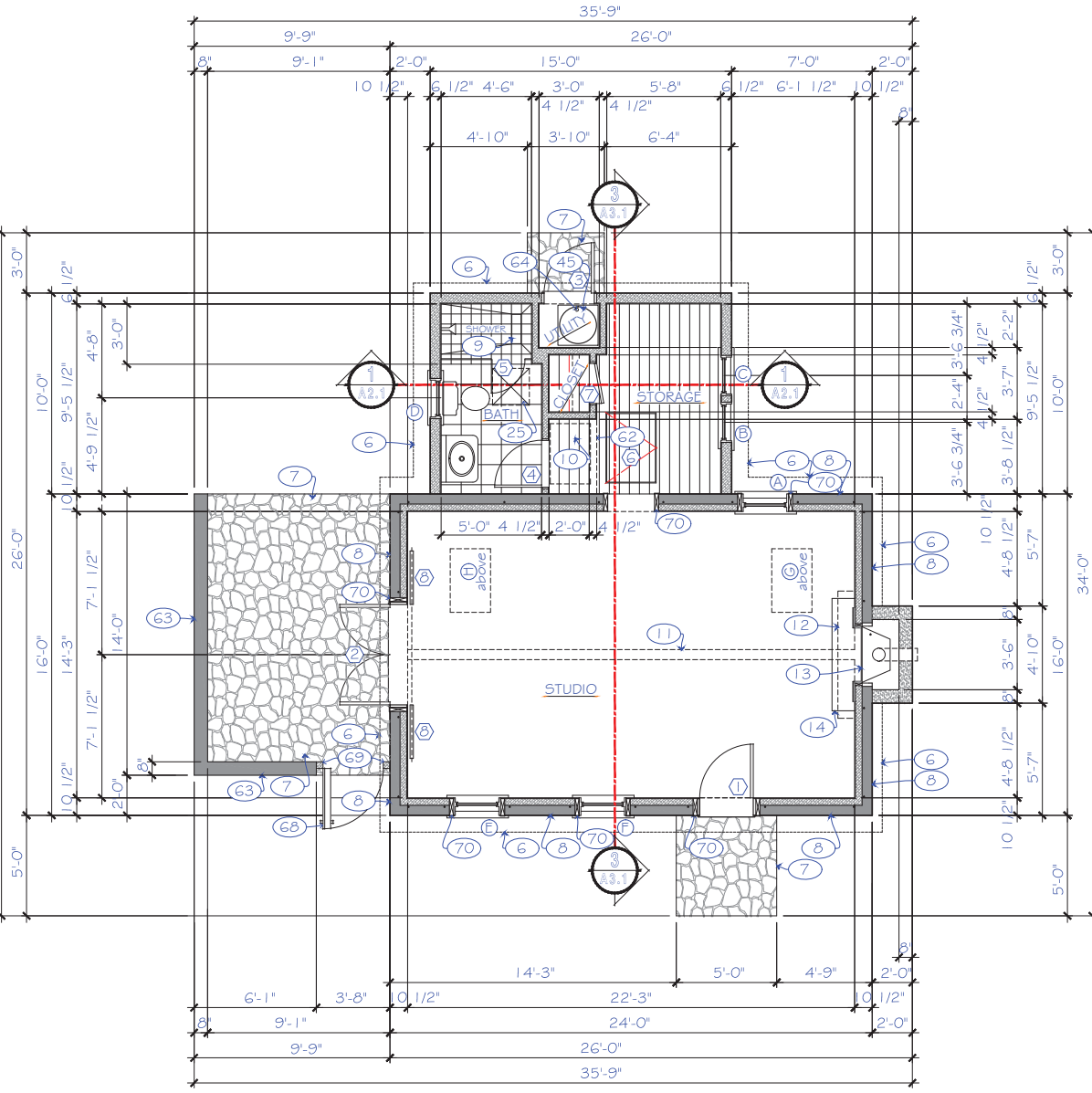


ROOF PLAN
SCALE: 1/4" = 1'-0"



FOOTING SCHEDULE			
MARK	SIZE	REINFORCEMENT	CROSSWISE
F-1	16" x 12"	(2) #4 CONT.	NONE

FOOTING AND FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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

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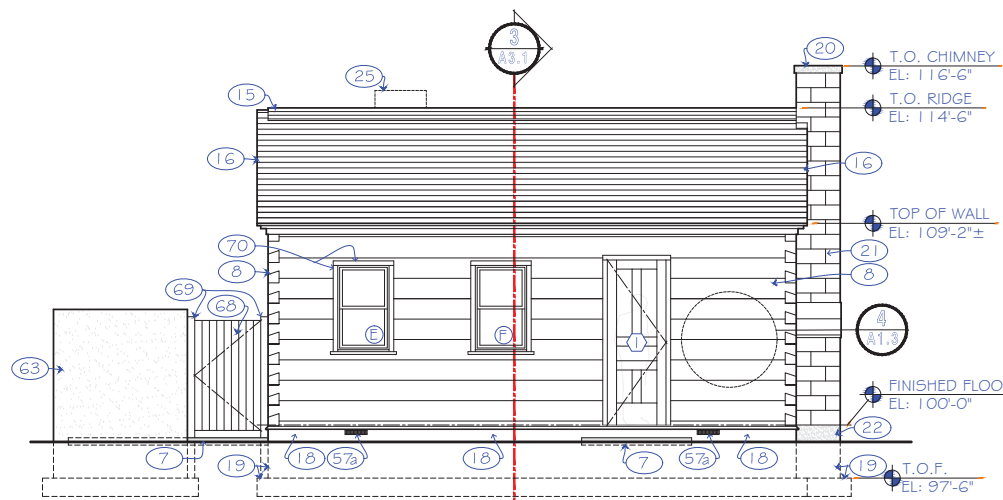
REVISIONS

FLOOR PLAN AND STRUCTURAL PLANS

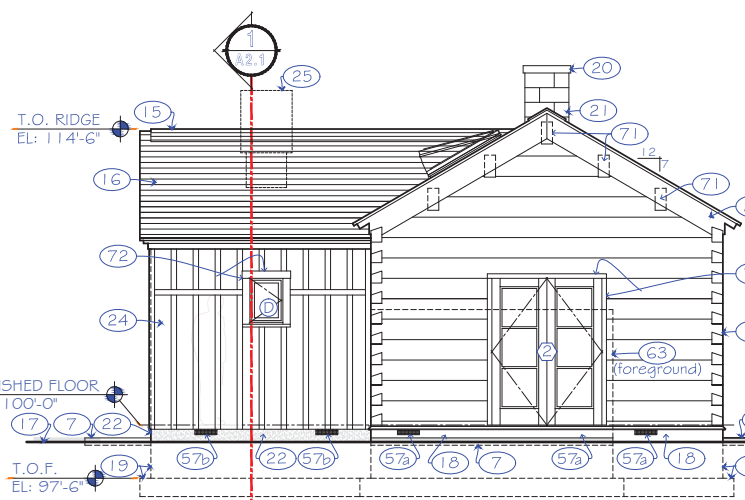
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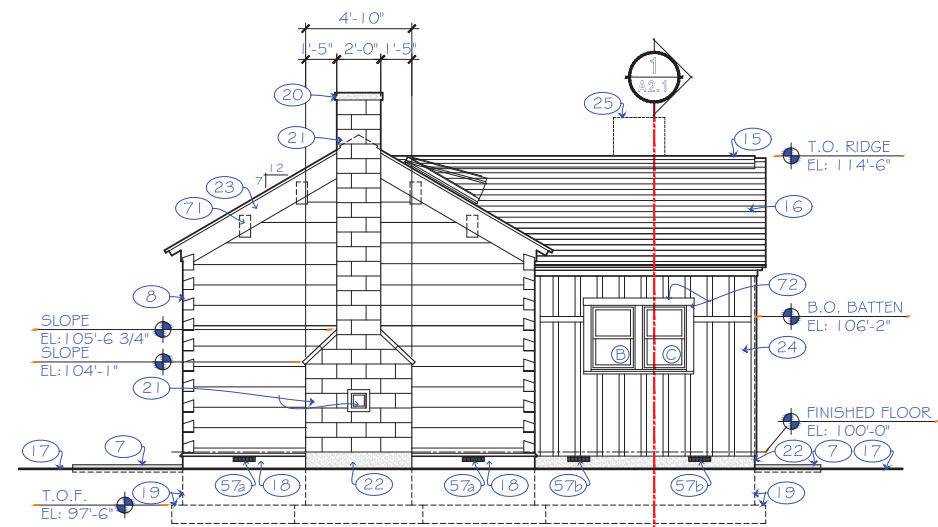
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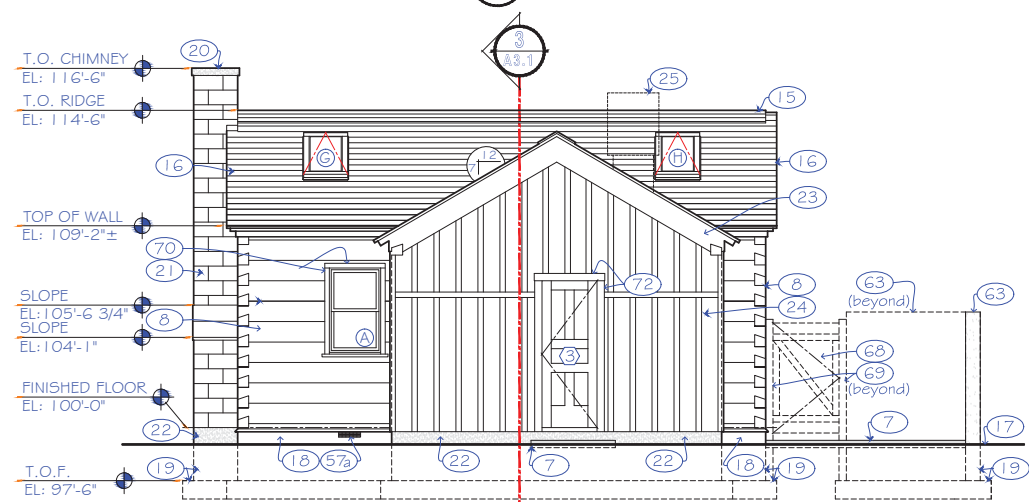
WEST ELEVATION
SCALE: 1/4" = 1'-0"



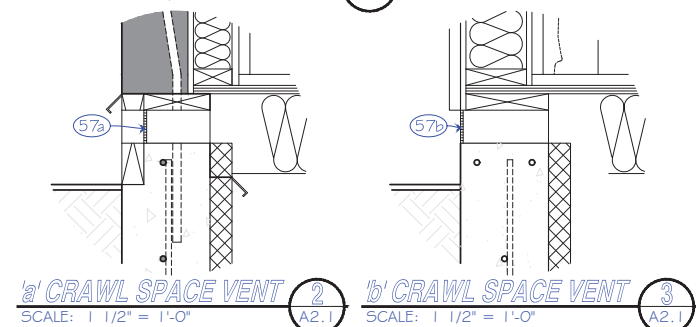
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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

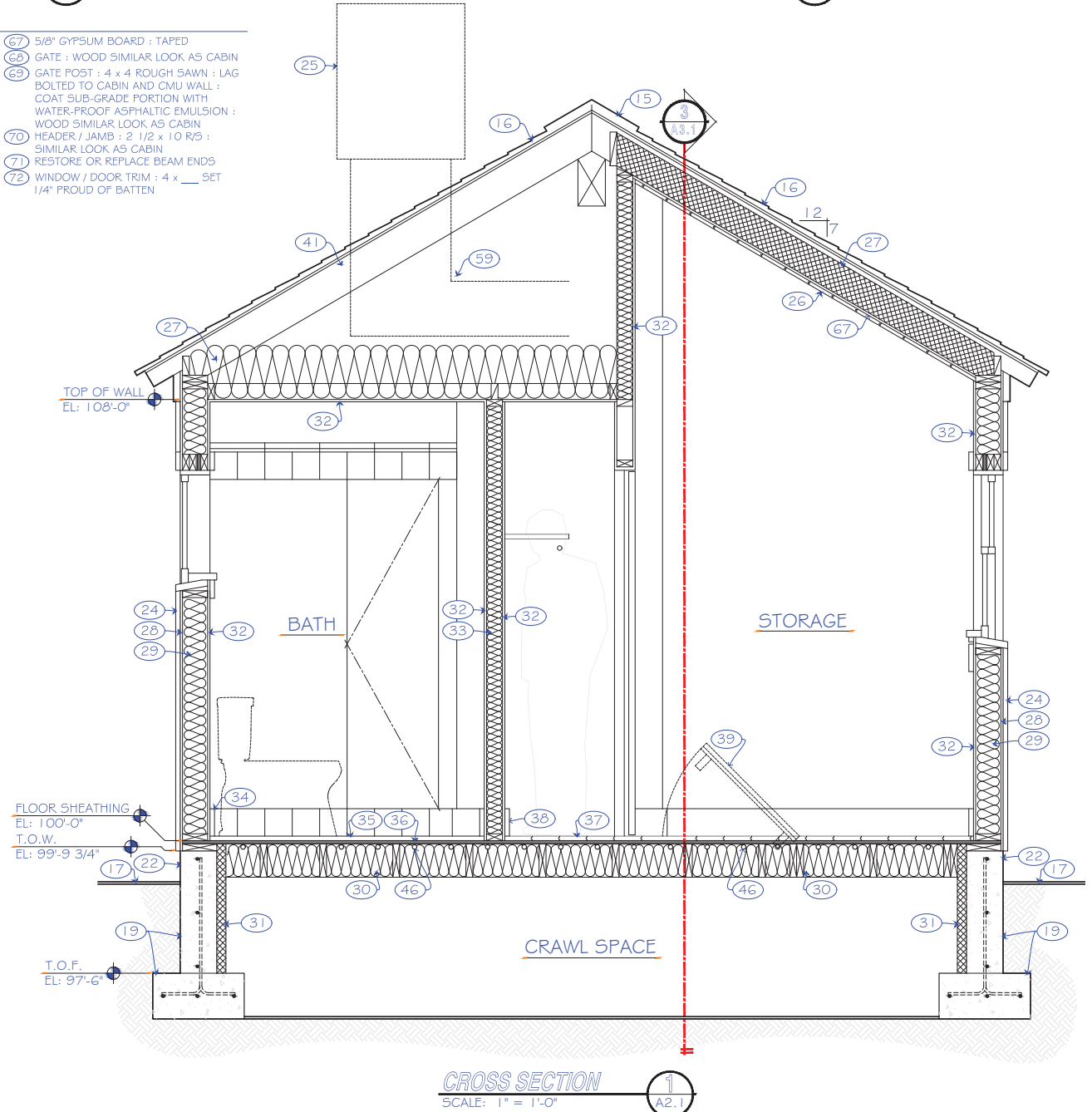


1/2" CRAWL SPACE VENT 2
SCALE: 1 1/2" = 1'-0"

3/8" CRAWL SPACE VENT 3
SCALE: 1 1/2" = 1'-0"

DRAWING NOTES

- 7 FLAGSTONE PAVERS ON 4" ROADBASE
- 8 HISTORIC LOGS :: HANDLE WITH CARE
- 15 CONTINUOUS RIDGE VENT
- 16 No. 1 SAWN CEDAR SHINGLES ON BENJAMIN OBDYKE 'CEDAR BREATHER' VENTILATED UNDERLAYMENT ON 1/2" BUILDING FELT ON ICE AND WATER SHIELD
- 17 GRADE :: SLOPE 2% (MIN) TO DRAIN
- 18 3 x 1/2 PRESSURE TREATED :: SHAPE FACE TO MATCH HISTORIC HEWN LOGS
- 19 FOOTING and FOUNDATION SYSTEM
- 20 CONCRETE CHIMNEY CAP
- 21 8 x 16 CMU CHIMNEY WITH BRICK MASONRY OR STONE VENER CHIMNEY FIREPLACE INSERT WITH DIRECT VENT HEAT SHIELD
- 22 PARGE EXPOSED FOUNDATION
- 23 FASCIA BOARD :: REPLICATE EXISTING HISTORIC BOARD
- 24 BOARD and BATTEN ON HOUSE WRAP
- 25 3600 CFM EVAPORATIVE COOLER
- 26 1 x 6 TONGUE AND GROOVE ON GYP BD
- 27 R-40 INSUL :: VAULT: 6 1/4" POLYISO
- 28 1/2" SHEATHING
- 29 R-19 INSULATION
- 30 R-30 INSULATION
- 31 2" RIGID INSULATION
- 32 5/8" GYPSUM BOARD W/ FLOAT "SAND" FINISH
- 33 SOUND INSULATION
- 34 TILE BASE
- 35 TILE FLOOR
- 36 3/4" FLOOR SHEATHING
- 37 1 x 6 TONGUE and GROOVE FLOORING
- 38 1 x 6 WOOD BASE
- 39 CRAWL SPACE ACCESS DOOR
- 46 HYDRONIC HEAT TUBES ATTACHED TO BOTTOM OF SUB-FLOOR
- 57 CRAWL SPACE VENTILATION : 3" x 12" WITH 1/8" INSECT SCREEN
- 59 EVAPORATIVE COOLER DUCT
- 63 6" HIGH CUM SOUND WALL : STUCCO FINISH
- 67 5/8" GYPSUM BOARD : TAPED
- 68 GATE : WOOD SIMILAR LOOK AS CABIN
- 69 GATE POST : 4 x 4 ROUGH SAWN : LAG BOLTED TO CABIN AND CMU WALL : COAT SUB-GRADE PORTION WITH WATER-PROOF ASPHALTIC EMULSION : WOOD SIMILAR LOOK AS CABIN
- 70 HEADER / JAMB : 2 1/2 x 10 R/S : SIMILAR LOOK AS CABIN
- 71 RESTORE OR REPLACE BEAM ENDS
- 72 WINDOW / DOOR TRIM : 4 x SET 1/4" PROUD OF BATTEN



CROSS SECTION
SCALE: 1" = 1'-0"

WINDOW SCHEDULE									
TAG	SIZE	WIDTH	TYPE	NAILING	MATERIAL	EXTERIOR COLOR	INTERIOR FINISH	GLAZING	REMARKS
A	3'-10"	2'-4"	DBL HUNG	NO	ALUMINUM / WOOD	SELECT ON SITE FROM TAN, FORTOBELLO, BROWN	STAIN	ADVANCED	SEE REMARKS FOR WINDOWS E and F.
B	2'-11"	2'-0"	DBL HUNG	YES	ALUMINUM / WOOD		STAIN	ADVANCED	
C	2'-11"	2'-0"	DBL HUNG	YES	ALUMINUM / WOOD		STAIN	ADVANCED	
D	2'-0"	1'-6"	CASEMENT	YES	ALUMINUM / WOOD		STAIN	ADVANCED	
E	3'-10"	2'-4"	DBL HUNG	NO	ALUMINUM / WOOD		STAIN	SUN DEFENSE	SILL @ 4'-5"± : FIELD VERIFY ROUGH OPENING DIMENSIONS : ADVISE ARCHITECT IF WINDOW WILL NOT FIT.
F	3'-10"	2'-4"	DBL HUNG	NO	ALUMINUM / WOOD	STAIN	SUN DEFENSE		
G	4'-0"	2'-0"	SKYLIGHT	----	ALUMINUM / WOOD	BRONZE	PAINT	----	VELUX: DECK MOUNTED, SOLAR POWERED "FRESH AIR," SAND 4155 COLOR, LIGHT FILTERING - FLAT, AUTO BLIND.
H	4'-0"	2'-0"	SKYLIGHT	----	ALUMINUM / WOOD	BRONZE	PAINT	----	

NOTES
GLAZING: PELLA GLASS OR APPROVED SUBSTITUTE: 1) SUN DEFENSE LOW-E INSULATED GLASS. 2) ADVANCED LOW-E INSULATED GLASS
DIVIDED LIGHT GRILLE: INTEGRAL LIGHT TECHNOLOGY : 7/8 INCH MUNTINGS.

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REVISIONS

ELEVATIONS AND SECTION PLANS

DRAWN: 5CR
CHECKED:

10 MAY 2016

A2.1

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REVISIONS

WALL AND LONGITUDINAL SECTIONS

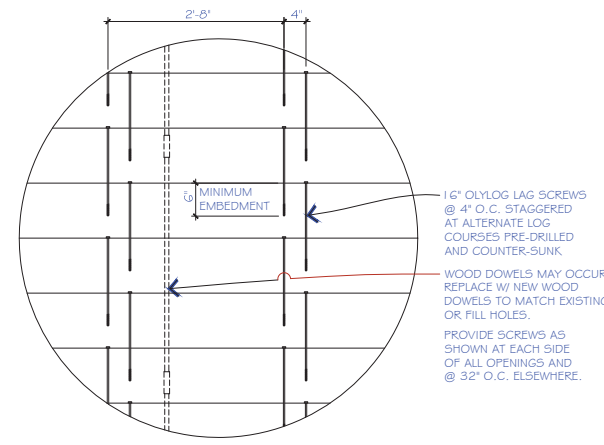
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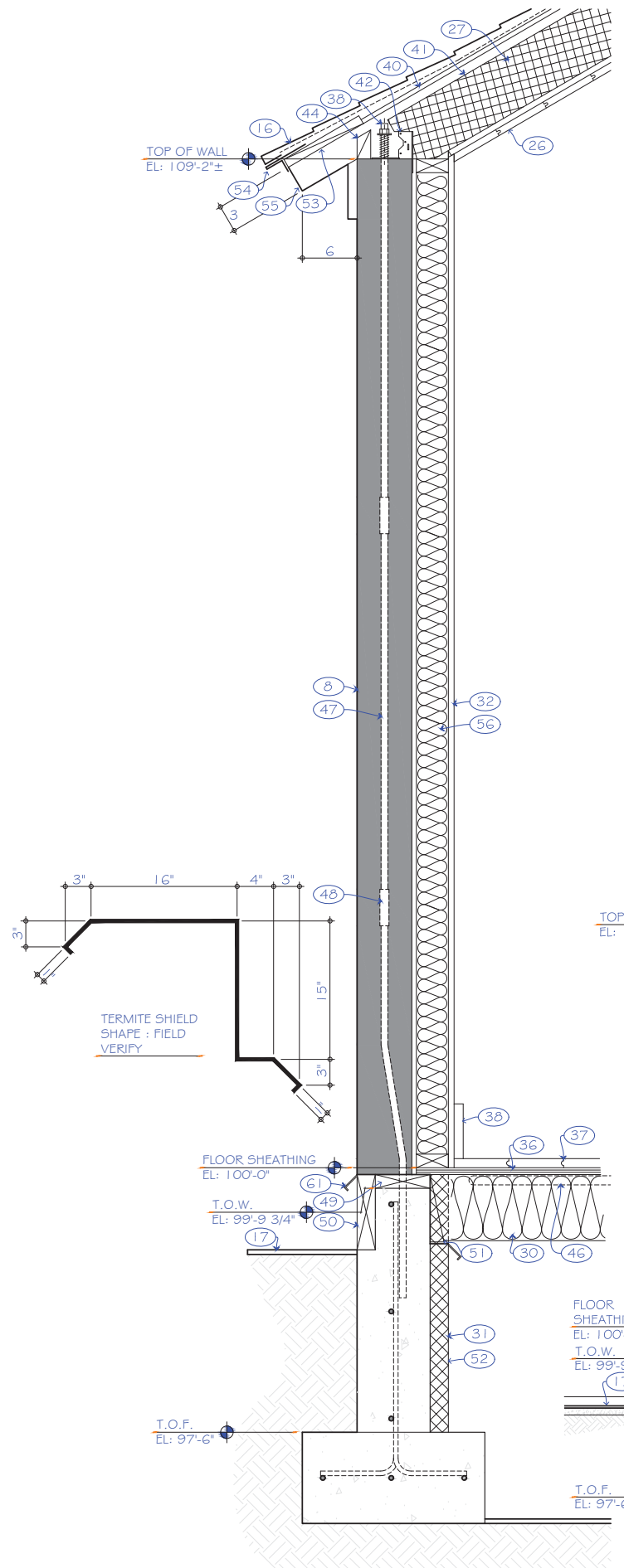
A3.1

DRAWING NOTES

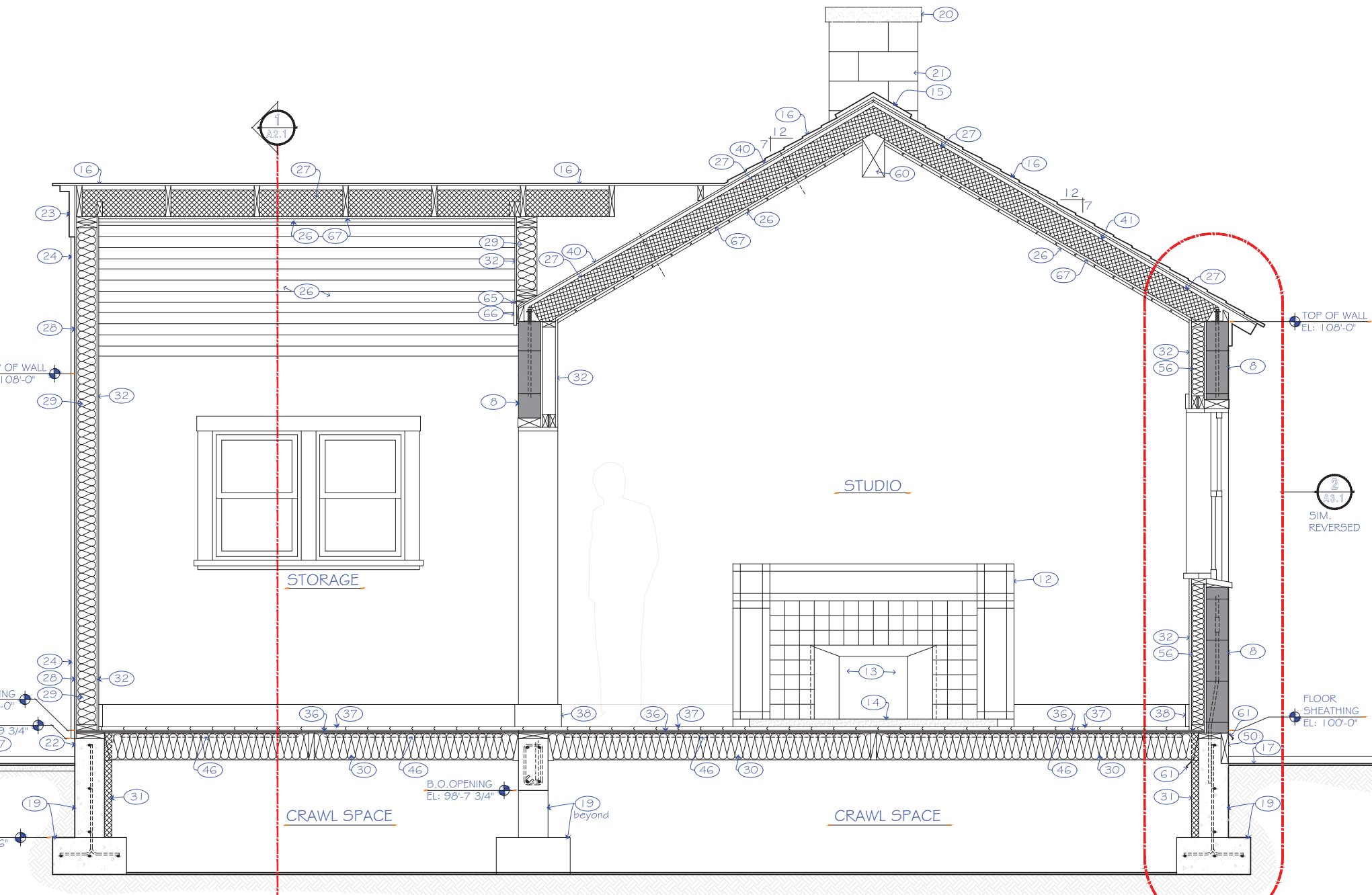
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- 37 1 x 6 TONGUE and GROOVE FLOORING
- 38 1 x 6 WOOD BASE
- 40 1/2" ROOF SHEATHING
- 41 2 x 8 RAFTERS @ 24" O.C.
- 42 SIMPSON A35 @ EACH RAFTER
- 44 2 x BLOCKING
- 46 HYDRONIC HEAT TUBES ATTACHED TO BOTTOM OF SUB-FLOOR
- 47 3/4" THREADED ROD W/ DOUBLE NUT AT BOTTOM ANCHOR W/ 12" EMBEDMENT IN FOUNDATION. DRILL LOGS AS NEEDED, DO NOT DRILL OVERSIZED HOLES.
- 48 COUPLING AS NEEDED IN THREADED TENSION ROD
- 49 2 x _ PRESSURE TREATED SILL PLATE
- 50 3 x 12 PRESSURE TREATED SIDING SHAPE EXPOSED FACE TO MATCH HISTORIC HEWN LOGS
- 51 SIMPSON LB28 TOP FLANGE JOIST HANGER
- 52 CONCRETE FOUNDATION :: (2) #4 BARS TOP AND BOTTOM :: #4 BARS @ 12" O.C. HORIZONTAL :: #4 BAR DOWELS @ 32" O.C. W/ STANDARD HOOKS STAGGERED
- 53 SOLID 1 x WHERE EAVE IS EXPOSED
- 54 DRIP EDGE :: COLOR TO MATCH SHINGLES
- 55 CUT EXPOSED RAFTER TAIL AS SHOWN
- 56 R-13 INSULATION
- 60 6 x 12 HEWN RIDGE BEAM
- 61 TERMITE SHIELD : 24 GA GALVANIZED IRON : SHAPE AS SHOWN
- 65 1/2" GAP
- 66 3/4 x 6 TRIM BOARD
- 67 5/8" GYPSUM BOARD : TAPED



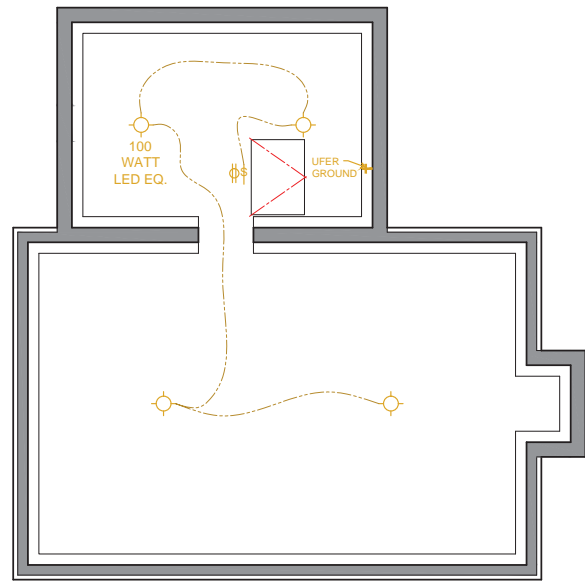
LOG SCREW ANCHOR DETAIL :: TYPICAL
 SCALE: 1" = 1'-0"
 4
 A3.1



WALL SECTION
 SCALE: 1 1/2" = 1'-0"
 2
 A3.1



LONGITUDINAL SECTION
 SCALE: 1" = 1'-0"
 3
 A3.1

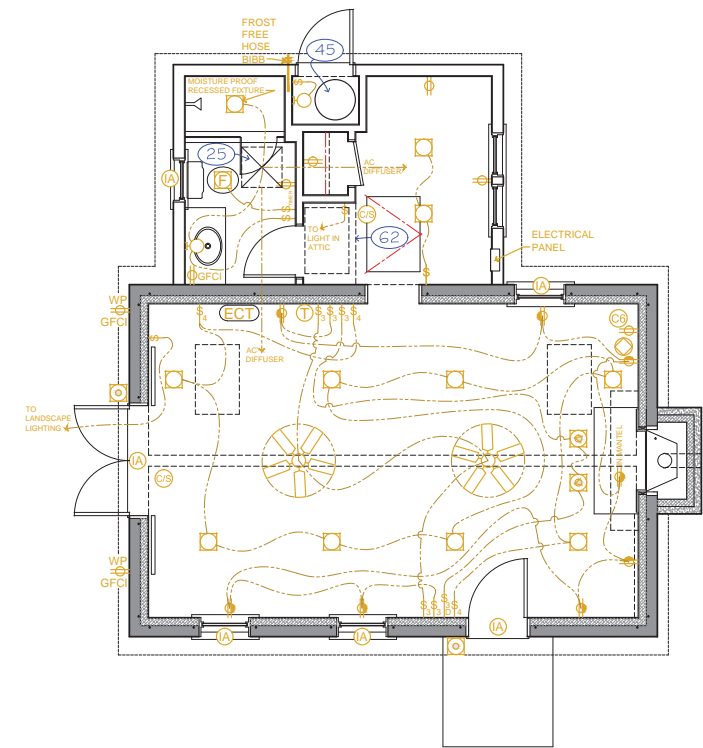


CRAWL SPACE REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



ELECTRICAL SYMBOL LEGEND

SYMBOL	DISCRIPTION
⌚	SINGLE POLE SWITCH
⌚₃	THREE WAY SWITCH
⌚₄	FOUR WAY SWITCH
⌚₅	DIMMER SWITCH
⌚₆	DUPLEX OUTLET
⌚₇	HALF SWITCHED DUPLEX OUTLET
⌚₈	WATER-PROOF OUTLET - GFCI PROTECTED
⌚₉	COAX JACK
⌚₁₀	CAT 6
⌚₁₁	COMBINED CO / SMOKE DETECTOR / ALARM
⌚₁₂	RECESSED LED SPOTLIGHT
⌚₁₃	RECESSED LED DOWN LIGHT :: ALLSLOPE
⌚₁₄	SURFACE PORCELAIN LIGHT SOCKET
⌚₁₅	WALL MOUNTED LED
⌚₁₆	EXHAUST FAN : 50 CFM MIN : 1.5 SONES <
⌚₁₇	THERMOSTAT
⌚₁₈	EVAPORATIVE COOLER THERMOSTAT
⌚₁₉	DOOR BELL
⌚₂₀	INTRUSION ALARM : LAYOUT BY VENDOR
⌚₂₁	ELECTRICAL PANEL
⌚₂₂	UFER GROUND : NEC CONCRETE INCASED GROUNDED ELECTRODE
⌚₂₃	CEILING FAN



MAIN FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



David S. Richardson, AIA, PE
architect, engineer, planner, builder
814 East 100 South, Salt Lake City, Utah 84102
Telephone: 801-533-0204
Facsimile: 801-539-0641

William Hawk Cabin
RESTORATION & RENOVATION
458 North 300 West, Salt Lake City, Utah 84103

REVISIONS

MEP
REFLECTED
CEILING
PLANS

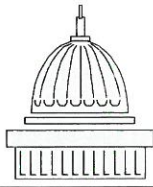
DRAWN: SCR

CHECKED:

10 MAY 2016

E1.1

ATTACHMENT D: APPLICANT INFORMATION



Richardson Quann Associates, Inc

814 East 100 South, Salt Lake City, UT 84102
facsimile 801-801-539-0641
telephone 801-533-0204

1 June 2016

Historic Landmarks Commission
Salt Lake City Corporation
451 South State Street, Room 215
Salt Lake City, Utah 84111

RE: Hawk Cabin – 458 North 300 West

To whom it may concern,

The log cabin we are proposing to move is in the Capitol Hill Historic District, and it is also singularly listed on the National Register of Historic Places. This project has been verbally approved by the Utah State Office of Historic Preservation.

The Hawk Cabin was originally constructed between 1848 and 1852. Carbon dating shows that some of the logs may have been felled by the Donner Reed Party. It is one of the earliest remaining pioneer structures in Salt Lake City. Verbal history places its first location as part of the original settlement of Treat Salt Lake City. The cabin was subsequently moved to 458 North 300 West where it appears on the 1898 Sanborn Insurance Maps. A kitchen addition to the rear of the cabin is reported by the family and also shows on the 1898 maps.

In 1905 the Hawk Cabin moved again, addition and all, to the rear of the lot. This shows on the 1911 Sanborn Maps and is its current location. As current photos show, the addition was subsequently removed, and an automobile garage door cut into the North façade.

Our proposal is to relocate the cabin on the existing lot close to its original street face setback. The new location will fill in a gap in the streetscape slightly to the North of the cabin's 1905 location. The cabin will be restored so that it's exterior is as close to original as practical. A small rear yard addition is proposed to make the home potentially habitable.

This will be the third time in its history that the Hawk Cabin has been moved.

Thank you kindly for your consideration,

David S. Richardson, AIA, PE
President, Richardson Quann Associates, Inc

c. Roscoe Briscoe
Utah SHPO
File

ATTACHMENT E: HISTORY

ENTRIES IN THE NATIONAL REGISTER

STATE UTAH

Date Entered DEC 29 1978

<u>Name</u>	<u>Location</u>
Hawk, William, Cabin	Salt Lake City Salt Lake County

Also Notified

Honorable Jake Garn
Honorable Orrin G. Hatch
Honorable Dan Marriott

COPY OF CONGRESSIONAL NOTIFICATION

For further information, please call the National Register at (202)343-6401.

Structure/Site Information Form

IDENTIFICATION 1

Street Address: Behind 458 North 300 West

UTM:

Name of Structure: Hawk Log Cabin

T. R. S.

Present Owner:

Owner Address:

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #:

STATUS/USE 2

Original Owner: William Hawk

Construction Date: c. 1848 Demolition Date:

Original Use: residence

Present Use: storage

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|--|---|-------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" 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 type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input checked="" type="checkbox"/> National Register | <input type="checkbox"/> Multi-Reso |
| <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 type="checkbox"/> Abstract of Title | <input type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records / Map | <input 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 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.):

Journal History--17 Nov. 1883, p. 3; 10 Oct. 1860; 9 Oct. 1859- p. 4; c Sept. 1849, p.5;
1 April 1848, p. 4; 5 Aug. 1848, p. 2. L.D.S. Church History/Archives
Bishop's Court/Minutes of Meetings--Records of 19th Ward, Salt Lake City Stake, 1850-1883
Will of William Hawk, County Clerk's Office (Probate Records) dated 1882.
Assessment Rolls, Salt Lake City and County, 1853, 1858, 1863.
Salt Lake City Directory of 1869, p. 111.

Architect/Builder:

Building Materials: log

Building Type/Style: Vernacular

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

The Hawk Cabin is a rectangular log structure measuring 24' by 16'. This log unit was divided into two rooms by a frame partition. The facade (the west face) has a three-opening "door-window-window" pattern. A simple gable roof covers the building and a fireplace was located internally on the south gable with the firebox extending through to the outside of the wall.

The Hawk dwelling is constructed of horizontal log timbering joined flush at the corners with a full dovetail notch. The interstices between logs are quite small and several are closed entirely without need for chinking. Other sections are less totally fit together and are filled with mud and wood chips. Cement chinking was added in several places at a later date. One particularly interesting feature of the house is that the logs continue past the plate on the gables up to the ridge.

--Tom Carter

Statement of Historical Significance:

Construction Date: ca. 1848

The William Hawk Cabin was built between 1848 and 1852. The original owner of the cabin was William Hawk, who lived there from 1852 until his death in 1883.

William Hawk was born in 1799 in the border area of Virginia, an area later incorporated into Pennsylvania. He and his family were converted to the L.D.S. Church in 1834 in Ohio. Hawk was involved in the western migration and was also a member of the Mormon Battalion. Hawk was a member of the 19th Ward and was listed on ward and city records from 1852 on. His death was in November of 1883.

SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input checked="" type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES C. 1848

BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

The Hawk cabin was built in the period between 1848 and 1852. Family tradition has suggested that it was built in 1848 within the falls of the fort that sheltered the original settlement of Great Salt Lake City. Later the cabin was moved onto the property distributed to William Hawk as his "inheritance in Zion." Multiple use of cabins in the early settlement period in Utah seems to have been a common economy practised by Mormon pioneers. Whatever its origins, the cabin is most closely associated with William Hawk who lived there between 1852 and his death in 1883. The property then descended through his heirs, one of whom briefly used the cabin as a milk house, to the present owner, Clarence Booker.

The cabin's primary interest lies in its long association with William Hawk, a minor figure in Mormon and Western history who, despite his modest circumstances during his life and at his death, had a life rich in adventure. In this one individual is found a reflection of the historical development of Mormonism and the West; an ordinary life filled with some extra-ordinary incidents.

"Father" Hawk, as he was widely known in his later years, was born in 1799 in a border area of Virginia that was later incorporated into the state of Pennsylvania. As he grew into a young man he began wandering through the region then thought of as the Western territories. Generally he followed the occupation of farm laborer as he would following his settlement in Utah. Married and with children, he was residing in Ohio when he heard the missionaries of the Church of Jesus Christ of Latter-day Saints. He and his family were baptised into the Church in 1834, and in the years that followed their travels mirrored the changing fortunes and development of the Mormon Church. After moving to Kirtland, Ohio, and then on to Far West, Missouri, and finally to Nauvoo, Illinois, the Hawk family enjoyed little permanence before being forced to join in the hegira from Nauvoo.

During the flight west William Hawk and his son Nathan (or Nathaniel or Nathaniel) enlisted in the Mormon Battalion, Company 'B', to serve in the War with Mexico. After trekking through the Southwest with the Mormon Battalion, William and his son were released from U.S. Army service when they reached California. They did not leave immediately for Great Salt Lake City, but worked for a period in California. It is possible that they were either at Sutter's Mill or close by when gold was discovered. However, it was to William and Nathan Hawk and eight others that the delivery of the news to the east and to the world was entrusted. Hired by prominent Mormon and Californian Samuel Brannan to carry special editions of his California

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NATIONAL REGISTER OF HISTORIC PLACES
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CONTINUATION SHEET

ITEM NUMBER

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Star to Independence, Missouri, Hawk and the others passed through Great Salt Lake City with the news that would be responsible for stimulating the economy of the struggling settlement as it catered to the needs of gold-hungry throngs passing through to California. However, Hawk and his companions found the rest of the journey from Salt Lake to Independence something of a let-down from the royal treatment they had received from the Mormon settlers. Weather and Indians combined to make the journey to Independence unusually hazardous, and Hawk himself was wounded in a skirmish somewhere along the Platte.

Hawk's family joined him in Independence and he worked there for one year before moving the entire group to Utah. Unfortunately, on the Wyoming plains, Hawk's wife was trampled to death by wagon oxen. Son Nathan did not stop in Great Salt Lake City with his father, but moved on to California. Hawk with the rest of his family resolved to make Utah his home.

On his arrival Hawk received his "inheritance" from the Church. This was an assignment of land distributed according to need and ability to use. Hawk received a city lot and a farm lot located in what was called the "Big Field" just to the south of the city. It was on the city lot, located in the 19th Ward (an ecclesiastical division of the city), that the cabin was built or relocated. Hawk promptly became active in Church activities, with his name appearing in Church and city records from 1852 on. His second marriage had some difficult periods, notably when Hawk himself appeared as a witness against his wife in a Bishop's Court proceeding. The wife, Ann Reese Hawk, was disfellowshipped from the Church having been found guilty of blasphemy, bad conduct, and being a bad neighbor.

Later in the year of his testimony against his wife, 1856, Hawk accepted a Church call to assist in the settlement of the mission at Las Vegas, Nevada. This was one of a string of settlements that had been originally designed to connect the core settlements in Utah to the sea by means of a settled corridor running from Cedar City through Las Vegas and Rancho San Bernardino to the sea north of San Diego. / But with the advance of Johnston's Army in 1857, Hawk and other settlers in the corridor were recalled to assist the defence of the Church's heartland. He arrived in Salt Lake City just as Church leaders decided against military defiance on a large scale, and had switched their tactics to preparations for a scorched earth policy. Hawk was involved in the setting-up of "torching" squads who were instructed to set fire to everything of value, both property and foodstuffs, should the U.S. Army enter the valley in force. Hawk moved his family south to the community of Payson during this emergency.

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CONTINUATION SHEET

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Following the diplomatic resolution of the Utah War Hawk moved back to his 19th Ward property and remained there until his death in 1883. His obituary in the church-owned Deseret News, lengthy and complimentary, was a measure of the community esteem of a humble pioneer whose life had been touched with the excitement and adventure that was already making the early west a legendary period.

MAJOR BIBLIOGRAPHICAL REFERENCES

Journal History-17 Nov. 1883, p. 3; 10 Oct. 1870; 9 Oct 1859, p. 4; 3 Sept 1849, p. 5
 1 April 1848, p. 4; 5 Aug. 1848, p. 2. LDS Church History/Archives
 Bishop's Court/Minutes of meetings-Records of 19th Ward, Salt Lake City Stake, 1850-1883.
 Will of William Hawk, County Clerk's Office (Probate Records) dated 1882.
 Assessment Rolls, Salt Lake City and County, 1853-58-63.
 Salt Lake City Directory of 1869, p. 111.

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

QUADRANGLE NAME _____ QUADRANGLE SCALE 1:24000

UTM REFERENCES

A	1,2	4,2,4,2,2,0	4,5,1,4,7,0,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY:

NAME / TITLE John S. H. Smith

ORGANIZATION Utah State Historical Society DATE 25 April 78

STREET & NUMBER 307 West 200 South TELEPHONE 533-6017

CITY OR TOWN Salt Lake City STATE Utah

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE *Michael D. Gallivan*

TITLE Michael D. Gallivan, State Historic Preservation Officer DATE _____

NPS USE ONLY

(HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER)

KEEPER OF THE NATIONAL REGISTER	DATE
CHIEF OF REGISTRATION	DATE

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE 1900
But within 30 ft. of
original site

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hawk cabin is a one room log structure probably constructed from native lumber between 1848-1852. It retains much of its original appearance despite several small fires that have charred some of the timber. The door and window areas have been modified slightly over the years, but the only change since around 1900 has been the cutting of the north facing wall to permit the installation of wooden garage doors. In terms of workmanship the very survival of the building is testimony to its rugged strength. The cabin exhibits very little technological sophistication in construction, which together with the visible adze work suggests that the date of construction is probably before saw mills were in full operation in the valley (1849/50). The summer kitchen that was originally attached to the building was probably destroyed at the time it was moved from the front to the back of the lot. Its location in the very heart of the city, at the edge of the proposed Capitol Hill Historic District suggests considerable potential for restoration. The present roof is a 40-50 year old tarred flat type in poor condition.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

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

1 NAME

HISTORIC William Hawk Cabin

AND/OR COMMON

2 LOCATION

STREET & NUMBER 458 North 300 West

CITY, TOWN

Salt Lake City

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

STATE

Utah

VICINITY OF
CODE

COUNTY

CODE

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME Clarence Booker

STREET & NUMBER

458 North 3rd West

CITY, TOWN

Salt Lake City

STATE

Utah

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Recorders Office, Salt Lake City and County Building

STREET & NUMBER

450 South State Street

CITY, TOWN

Salt Lake City

STATE

Utah

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

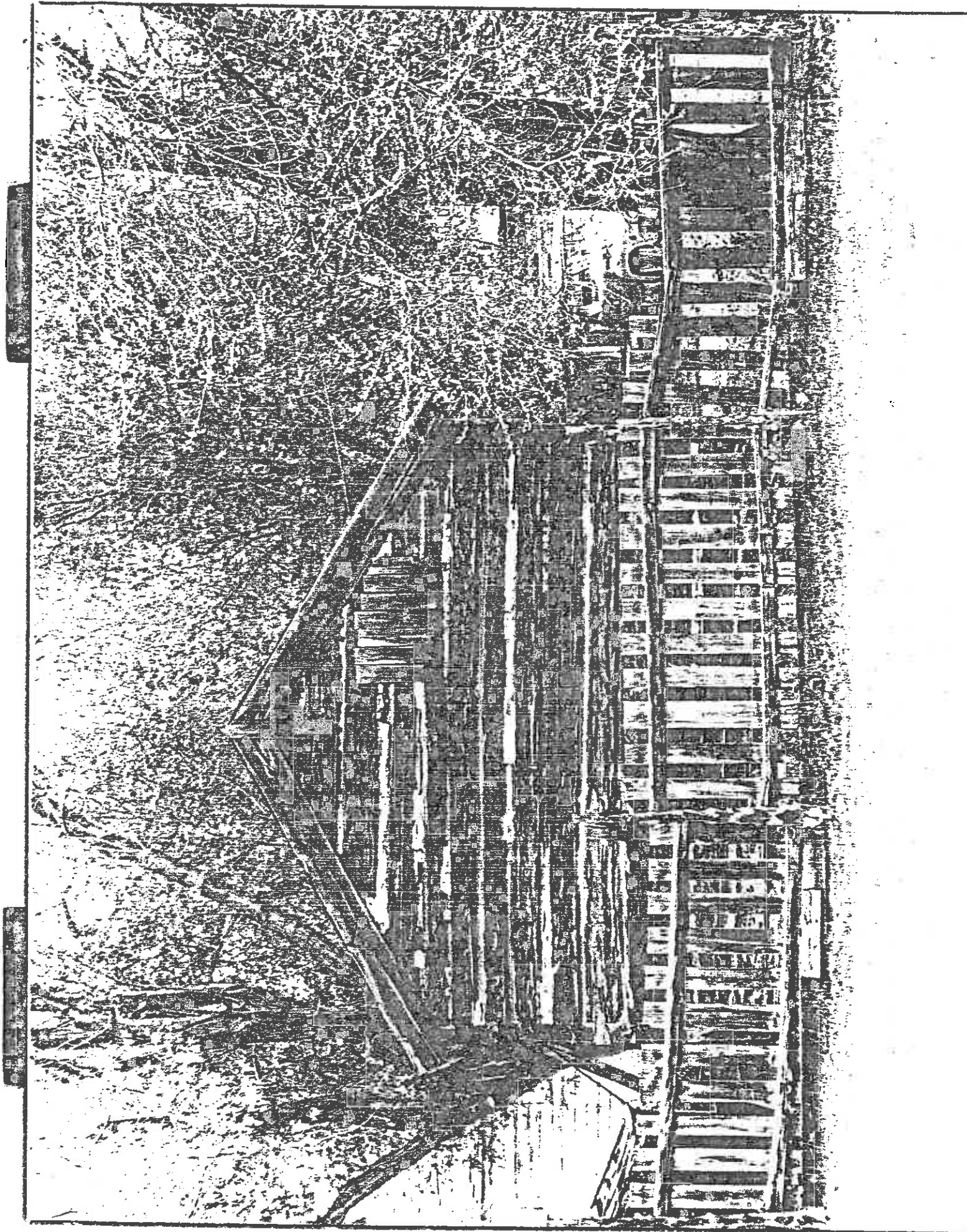
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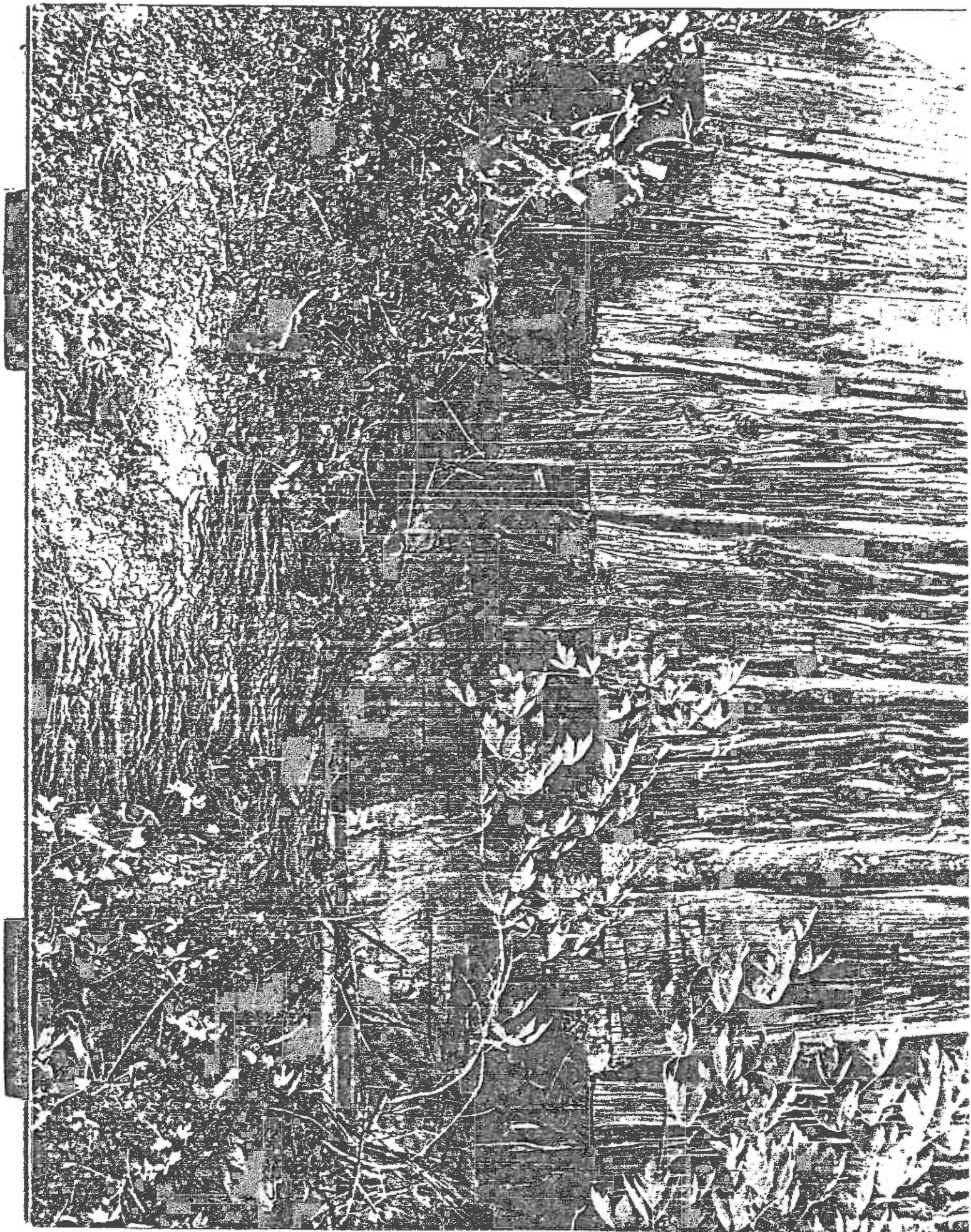
FEDERAL STATE COUNTY LOCAL

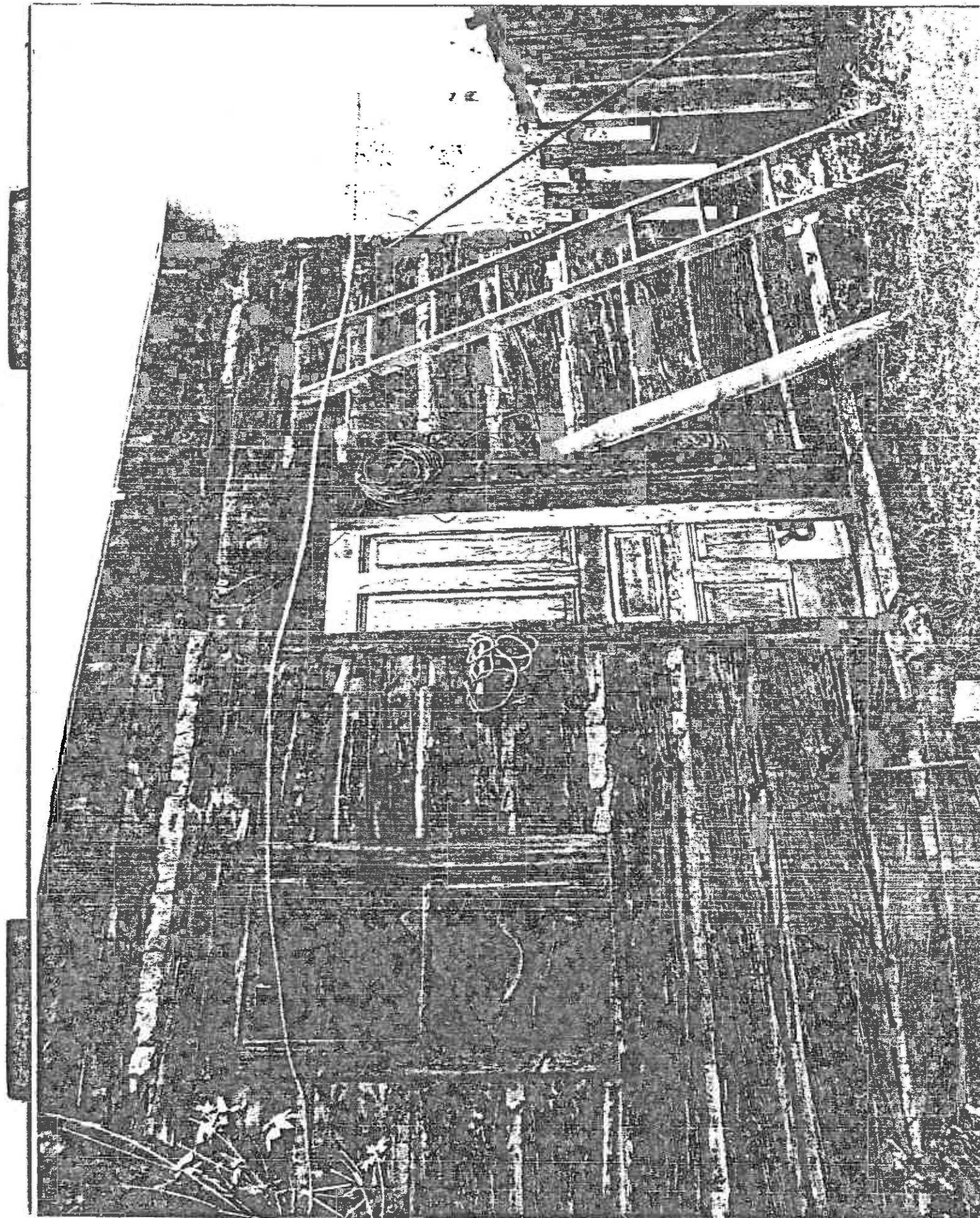
DEPOSITORY FOR
SURVEY RECORDS

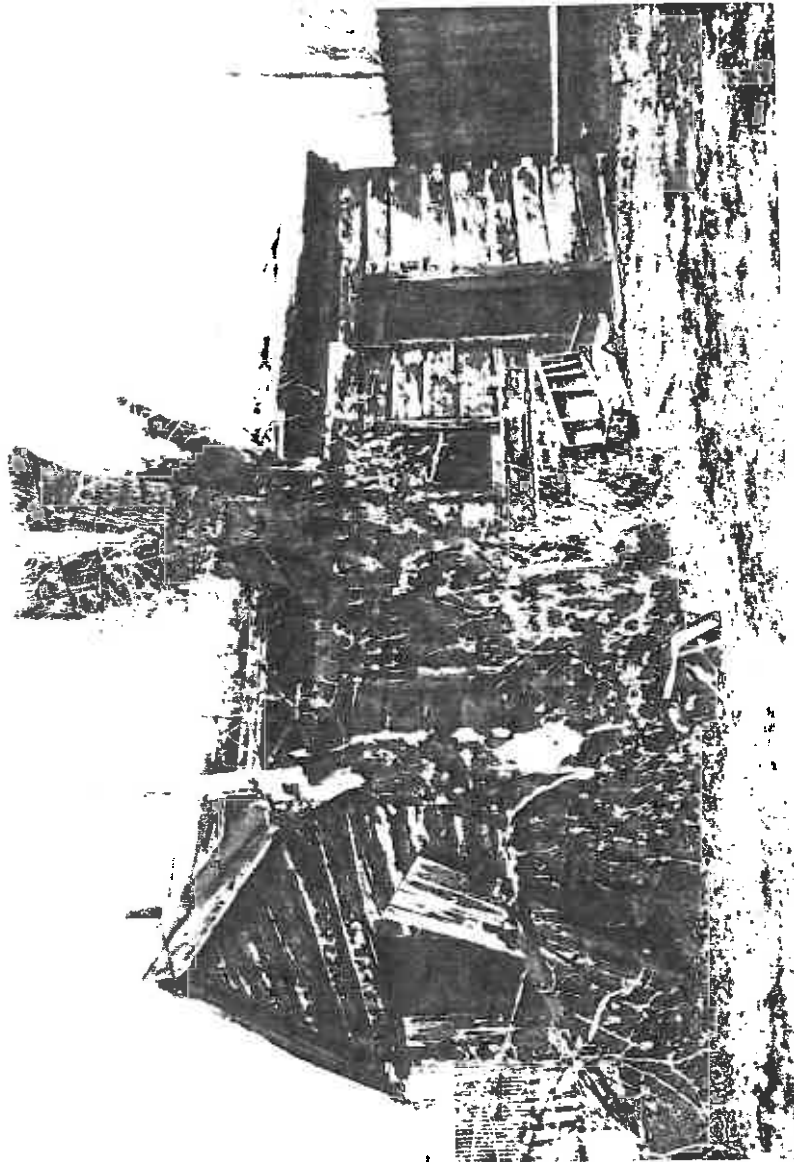
CITY, TOWN

STATE









Report on the William Hawk Cabin, December 1, 1974.

The cabin is located at 458 North in 3rd West, in Salt Lake City, and is currently owned by a Clarence Bocker. The cabin stands in the rear of Mr. Bocker's property, having been moved to its present location in 1906 when the Bockers placed a new home upon the original site of the cabin. The difference in location is a matter of feet. Mr. Bocker has indicated that as the cabin is currently being used as a garage, he will be receptive to an offer that will replace the cabin with a modern garage.

LAND TITLE HISTORY: Mr. Bocker indicated that his mother bought the property in 1906. This was confirmed at the City and County Recorder's Office, where the property was shown to have been received by Amelia C. Bocker from a D.D. Mallory and wife, Lizzie, on January 28, 1906. The legal description of the property is Block 121, Plat A, Lot 4. D.D. Mallory had acquired the property on February 17, 189. Before this the property is in the hands of Rebecca Hannah Hawk Brinkerhoff, although it seems as though the sale to D.D. Mallory is a Sherrif's Sale on account of tax delinquency. Brinkerhoff had acquired the property as a result of the decease of Ann Reese Hawk in 1884, the first named heir of William Hawk. Ann Reese is named as the wife of William Hawk, and heir to "that certain piece or parcel of land, on which is situated the house in which we live at the present time, commencing at the north-west corner of lot four (4) in block one hundred and twenty-one (121) as plotted in Plat A, Salt Lake City Survey, running thence east twenty (20) rods, thence south three and one third ($3\frac{1}{3}$) rods, thence west twenty (20) rods, thence north three and one third ($3\frac{1}{3}$) rods to the place of beginning, claiming in all sixty-six and two-thirds ($66\frac{2}{3}$) square rods," The will is dated November 8, 1882. The description of the land with the house ^{taller} ~~talkers~~ with the location of the present Bocker property.

Further research in the title records reveal no activity in the ownership of this lot between 1855 and 1884. Prior to March 5, 1855, when the record is officially begun, original occupants are listed as such (see Book A-2, County Recorder's Office).

William Hawk is listed as an original occupant of Block 121, Plat A, Lot 4. This means that no one, either ^{with} ~~will~~ ecclesiastical or civil permission and authority, occupied this particular piece of property other than William Hawk.

CABIN HISTORY: The Sanborn maps of 1889 and 1894 reveal that there is a log dwelling occupying the same general area in which the present Bocker home was built in 1906. This suggests that the house described in Hawk's will of 1882, and noted as being on the northernmost portion of the land willed to Ann Reese Hawk/Rebecca Brinkerhoff, is the same cabin that was removed a few feet from its original location in 1906 to make way for the Bocker home. Hawk's cabin, then, was the only dwelling on this portion of property and it can be tentatively assumed that the cabin is original to the site and constructed by the only occupant of the site - William Hawk. No direct documentary evidence has been uncovered as to the construction date, which could be any time between 1849 and the first mention of a dwelling in the 1882 will.

However, it would seem unlikely that anyone would choose to build a log structure in the heart of Salt Lake City any time after the initial settlement phase. Adobies are so readily available that it would be expensive as well as eccentric. By checking the assessments made on William Hawk, resident at this address in the 19th Ward, we can see that there is no apparent radical change in the assessed value of his property "with improvements". The earliest ^{assessment} ~~assessment~~ of 1853, gives his property value (real estate and improvements) at \$100.00 - somewhat less than many neighbors. In 1858 the value was \$300.00, in 1863 it was ²\$900.00 and so on. All this suggests a somewhat static personal estate that would certainly be understandable in a man of his age (he was in his fifties during the 1850's, ^{has} ~~been~~ being born in 1799) and occupation as a farmer/laborer. It would also suggest that Hawk's failure to invest in a newer and larger home ~~was~~ directly associated with his age, ~~and~~ ^{his} only moderate worldly success by comparison with younger or more enterprising pioneers, is also understandable.

WILLIAM HAWK: Although Hawk was born in Virginia in 1799, his birth place was

in Botaton or Bttln County (spelling uncertain) which appears to have been transferred to Pennsylvania in a later boundary adjustment. Hawk joined the Mormon Church in 1834, and was simultaneously ordained an Elder. He shared the fortunes of the Church through the Kirtland., Far West, Nauvoo, Periods and was enlisted with his ~~son~~ Nathan in the Mormon Battalion. Released from the Mormon Battalion in 1848 he accepted employment from Samuel Brannan to carry mail eastwards to migrant trains starting out from Independence, Missouri, for points in California and Oregon.. He passed through Salt Lake City in 1848 and before reaching his destination had an exciting brush with hostile Indians.

He returned to Salt Lake City, in 1849, but lost his wife, Margaret Harris, in a cattle stampede on the plains. He settled in the 19th Ward in the Lot 4, Block 121, Plat A location and became active in Church activities. He is mentioned continuously in 19th Ward records, blessings babies, opening with prayer, as a witness in Bishop's Court, as a Seventy's Quorum President, and so on. His wife, Ann Hawk, is one of those against whom he gives evidence in a Bishop's Court. She is found guilty and disfellowshipped for blaspheming and bad conduct. That same year, 1856, he briefly serves in the Las Vegas Mission. He is recalled when the Utah War threatens, serves in the militia preparing against the U. S. Army, moves south to Payson with the general movement at the time of the proposed scorched-earth policy, then returns to his lot in the 19th Ward ^{in 1858} and lives there until 1883.

William Hawk does not receive legal title to his property until 1875, when pursuant to an Act of Congress of 1867, and an act of the Territorial Legislature of 1869, the Salt Lake County Probate Court adjudicates his claim to have been the original squatter occupant of the property, He receives a Mayor's Deed in 1875, signed by Daniel H. Wells.

CHAPTER NEWS AND VIEWS, continued

Sierra Chapter Holds Picnic and Commemorative Ceremony at Coloma

After much planning more than 50 members and friends of the Sierra Chapter SUP and the DUP of the Sacramento area met at Gold Discovery Park, Coloma for a picnic and a commemorative ceremony at the Coloma Pioneer Cemetery dedicating a new marker at the grave of Nathaniel (Nathan) Hawk, a member of Co. B of the US Mormon Battalion also a "Rider of the California Star Express."

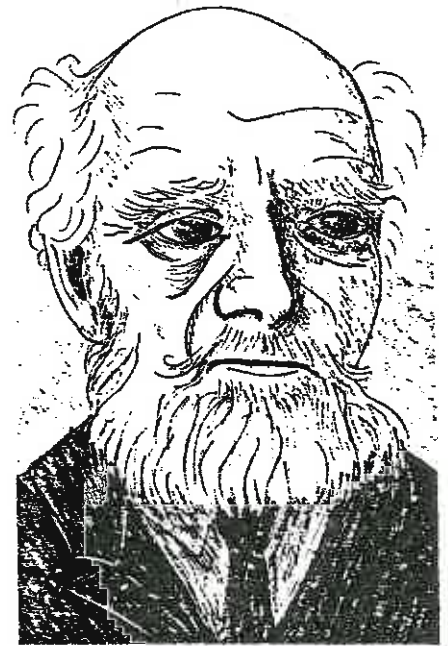
Visitors and participating officials representing SUP of Northern California included: Grant Ursenbach, president; Ben Lofgreen, program director; Gilbert Holland, 1st VP (opening prayer); Mance H. Vaught, 2nd VP (commemorative comments); William M. Covenington, unveiling headstone; Patriarch Homer Smith, dedicatory prayer. DUP officials included Lucile B. White, president of Placer County Camps; Mary Martineau, 2nd VP; Janet Richardson, Sec.; Diana Thurman 1st VP of Sacramento Camps.

Betty Laarveld of El Dorado Research, Placerville wrote, after much factfinding and analyses an intriguing story of Nathaniel Hawk. The above sketch of the USMB veteran was made by Irene Barton, Placerville artist, from an old photograph published in a Sacramento newspaper, July 5, 1907.

The story is intriguing as it brings to light considerable information about a man who helped to conquer the wilderness by serving in the famous Mormon Battalion and then carrying the message of the "Gold strike" to the east where it eventually spread around the world. It is presumed that his father William Hawk enlisted the same day as Nathan, and that they received discharge papers together. Also that he was a "Rider of the California Star"-10 men who were hired by Samuel Brannan to carry a special edition of the *California Star* to the east, especially to Missouri where many were outfitting and heading for Oregon.

The special edition was planned prior to the discovery of gold which occurred on January 24, 1848, but the 2000 copies were not ready until about April 1. A little less than a year after arrival in Missouri they headed west again, Nathaniel leading a company of 80 wagons. His wife, father, mother and other members of his family were with him. His mother was killed by accident and his father left the company at Salt Lake City where he lived until his death in 1881.

On November 17, 1910 at the Soldier's Home in Yountville, Napa County, California, Nathaniel Hawk, a true California Pioneer, died. His obituary from the *Federated Church Records* of Placerville, El Dorado County, California read as follows: *Funeral at the Coloma Presbyterian Church of Nathan Hawk, a native of Indiana, born October 19, 1823, died at Soldier's Home, Yountville, California, November 17, 1910. He was a veteran of the Mexican War. Was in Coloma in 1848 and carried some gold and told first news of Gold Discovery to the east. It is a fitting close to his life that his body finds a resting place in the Coloma Cemetery. He left the following children, William A. Hawk of Sacramento, John A. Hawk of Lotus and Ellen Hawk of Roseville.*



Nathan Hawk Co. B U.S. Mormon Battalion, War with Mexico 1846-48 Rider California Star Express 1848

(SON OF WILLIAM)

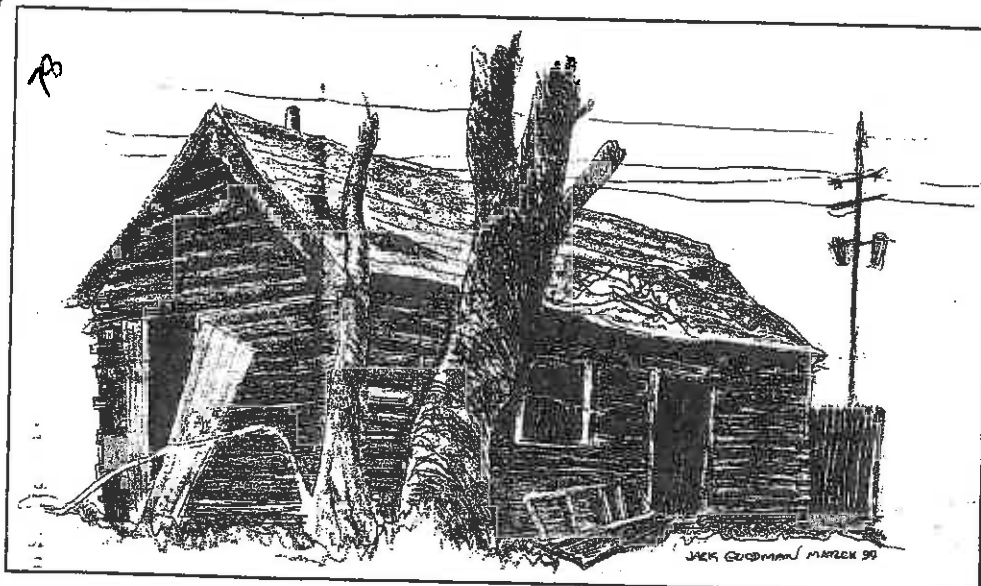
SONS OF UTAH PIONEERS SOUTH DAVIS CHAPTER

The regular monthly dinner meeting with members and guests was held at 6:45 P.M. on August 24 at Serv-Us Drug in Bountiful.

The August 18-19-20 Encampment was described by Ted Arbon in his usual jocular fashion which made the members resolve to attend en masse.

Main speaker on the program was Michael Kuepper who had worked for many days and nights helping restore electrical service to the stricken cities inundated by the Teton River flood of last year. With films, slides and narrative he gave the entire group a vivid account of the heroic efforts of the descendants of those who pioneered the Rexburg area in the 1870's.

Burns Hansen, Chapter Reporter



Jack Goodman

William Hawk cabin still sits behind a home, but may be moved for second time in 150 years.

Will Historic Hawk Cabin Find a New Home?

There are still some surprises in Salt Lake City. I never before knew of the pioneer log cabin behind the 1900-era house at 458 N. 300 West — but it is a genuine, if run-down, example of a true pioneer article.

The cabin was built between 1848 and 1852 by William Hawk, one of the industrious pioneers we learned about in school. Historians have told Hawk family members the cabin first stood within the original walls of the fort that sheltered settlers shortly after the arrival of the 1847 wagon trains. The fort was the site, I believe, of Pioneer Park.

According to present-day reports, the house that hides the cabin is about to come down. There are hopes the cabin can be saved and moved for the second time in 150 years, perhaps to This Is the Place pioneer village.

The William Hawk cabin is a simple log affair, built from timber cut from the nearby foothill creeksides. The door and window frames are much the same as built, except for a garage entrance marked by the sagging doors on the left in the drawing. Major timbers show signs of charring in several fires. The north side, in the sketch, has notched corners, and with the adz work is typical of details found in such early cabins in much of the nation's forested country. The roof, covered and tarred several times, is in poor condition. Family reports and some visible evidence shows a "summer kitchen" was once tacked on to the main cabin.

Hawk was a remarkable man indeed. He was born in 1799 — two full centuries ago — in a portion of Virginia later declared part of Pennsylvania. He spent his early years as a farm laborer in the new nation's Western territories. He wandered into today's Ohio, and was a young married when he first heard of the Latter-day Saints in 1834, and was promptly baptized. He moved to Kirtland, Ohio, then to Far West, Mo., then to Nauvoo, Ill., where

JACK GOODMAN



he may have helped build the new temple.

He and his family soon began their trek west. Hawk and his son Nathan joined Company B of the Mormon Battalion to spend the Mexican War in the U.S. Army's march cross-country to California. Released from Army service, William and Nathan worked for a time in California. Some historians believe they were at Sutter's Mill or close when gold was discovered. It is certain that the Hawks were among a party of 10 men whom Samuel Brannan, a Mormon Californian, hired to carry special editions of his *California Star* to Independence, Mo., announcing news of the gold discovery.

Hawk was en route between Great Salt Lake City and Missouri when he was wounded in an Indian skirmish on the Platte River. He still met the rest of his family in Independence, and after a year the pioneer family set out for Utah, only to meet disaster. Hawk's first wife was trampled to death by wagon oxen. Nathan went on to California, but William Hawk built his home in Utah — partly because he "received his inheritance" from the church in the form of a city lot and a farm lot in the "Big Field" south of the city. (All this according to LDS records.)

It was about this time that Hawk built his city log cabin.

His life was none-too-smooth, since he appeared as a witness against his second wife, one Ann Reese Hawk, who was "disfellowshipped" after a bishop's court

proceeding when found guilty of "blasphemy, bad conduct" and "being a bad neighbor."

Despite his family problems, Hawk accepted a church call (in 1856) to assist in getting up the LDS mission at Las Vegas. He returned to Salt Lake a year later to "assist in the defence" against Johnston's Army. He apparently safeguarded his family by moving it south to Payson in 1857. He became involved in a "torching squad" prepared to burn the city, buildings, foodstuff, crops and all if the U.S. troops moved into the valley in force. The U.S. troops marched instead on to the Cedar Fort/Camp Carson area, the city residents returned and William Hawk enjoyed a rather peaceful life in the log cabin until his death in 1883.

The cabin, at one time briefly used as a milk house, stayed "in the family" while the city grew around it. One family descendant (I believe) was Clarence Booker, an owner for a considerable period, who grew up in the house "out front" of the cabin.

Much of the research on which this column is based was done by John S.H. Smith for the Utah Historical Society, back in 1978 when Tom Carter, architectural historian at the University of Utah, surveyed the cabin. He surmised the log unit was once divided into two "rooms by a frame partition," and added "one particularly interesting feature is that the logs continue past the plate on the gables up to the ridge."

Whatever its architectural peculiarities, the William Hawk cabin is a reminder of the life and times of a true Utah pioneer — a man who held no public office, won no great fortune, but was much a part of the Western migration from its beginnings. The fact his cabin still stands is remarkable. One hopes it can be preserved.

Jack Goodman has been associated with The Salt Lake Tribune as a staff or free-lance writer for 52 years.

FATHER HAWK.

A GEM OF THE RUFF AND DA-
BOES OF A WORTHY MAN.

A friend of the late Elder William Hawk, of the Nineteenth Ward, familiarly known to the early citizens of Utah as Father Hawk, made in a synopsis of his useful and exemplary career. From it we learn that the faithful veteran was born in the state of Pennsylvania, on the third day of November, 1789, was baptised into the Church of Jesus Christ of Latter-day Saints, by Elder Moses Hanks, in the year 1824, and was ordained to the office of an Elder of the same time. He resided in Kirkland, Ohio, soon after his baptism, and took an active part in the labors of the building up of that State and the first Temple erected in this region under the name of the Lord.

When the British were compelled to abandon Kirkland he removed to Missouri, and from thence returned to Utah, driving, in association and alliance with the people of God, until he moved with his family to Monticello, Iowa, opposite Keosauqua, where also with the Saints he was forced to remove and went on to Council Bluffs in the spring of 1846.

On the 10th day of July, 1846, he and his son Nathan, selected as members of the "Mormon" Battalion, and shared all the trials of that long and dreary march through the wilds of Kansas and New Mexico, to the Pacific Coast. He was one of the first Americans to plant the national flag upon the golden plains of California, then a portion of Mexico.

Accompanied by his son Nathan, he was employed by government authority, to survey the U. S. mail route to the Missouri, and thus became the first carrier of the mail from California to the Western frontier. Returning from the Missouri, after faithfully discharging the U. S. mail at Independence, Mo., he settled in Salt Lake Valley in 1849, and was employed by the gov-

ern Mexico in the Spring of 1850, with the company of "Bear-eyes" he marched into Reno Canyon in the fall of 1851, returned to Salt Lake City the same fall, and in the following spring went to Provo, this being the season of the "crisis" of the Saints to the South. He returned to Salt Lake City in the summer of 1853, where he resided until the day of his death, September 29, 1858.

He has left surviving his in Utah four children, and his two sons, someone in the States, of whom nothing definite is now known. He has 72 grandchildren living, and 11 great-grandchildren. He has ordered a monument of the 25th quorum of Israel on the 27th day of July, 1858, and with other work ordered a monument of the same quorum and resurged to until the day of his death.

Father Hawk was a devoted Latter-day Saint, steady, prudent and watchful. His religion, with him, was unfeigned, first, last and of all times, and he has given to his share of the redemption, who have borne up through great tribulation and washed their robes and made them white in the blood of the Lamb.

The following references have been used:

The Journal History, of Nov. 17, 1883, pg. 3; Oct. 10, 1870; Oct. 9, 1859, pg. 4; Sept. 3, 1849, pg. 5; April 1, 1848, pg. 4; Aug. 5, 1848, pg. 2.

Records of the 19th Ward, Salt Lake City Stake, 1850-1883. In particular - general Bishop's Court, minutes of meetings, certificates of tithing. Film, U.S. 002, 063/026, 706/026, 707, 889, 394.

Assessment Rolls, Salt Lake City and County, 1853, 1858, 1863, with reference to the record of improvements.

The Salt Lake City Directory of 1869, pg. 111.

U. S. Census, 1850. Manuscript of census. U. of U. Microfilm. Registry of names of persons residing in the various wards as to Bishop's reports, Great Salt Lake City, Dec. 28, A.D. 1852.

Plat Books, Recorder's Office, City and County Building, A-2 through present.

Archives Record, Genealogical Society, Family Group Sheet - William Hawk/Margaret Harris.

The Will of William Hawk, County Clerk's Office (Probate Records) dated 1882.

Sanborn Maps, portions, 1889, 1898.

Standard Utah Biographical References.

Bekker and Naylor – William Hawk Cabin

**Dendrochronology and the Complex History of the William Hawk Cabin, Salt Lake
City, Utah**

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MANUSC ~ 1860

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Bekker and Naylor – William Hawk Cabin

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ABSTRACT

The William Hawk Cabin is considered one of the oldest pioneer structures in Salt Lake City, Utah. Tradition suggests that it was originally constructed in 1848 inside the “Old Fort” established by Mormon settlers in 1847, and then moved to its current location between 1850 and 1852. We examined tree rings from Douglas-fir (*Pseudotsuga menziesii* var. *glauca*) and white fir (*Abies concolor*) timbers in the cabin to 1) evaluate and refine the suggested construction dates of 1848-1852, 2) verify or refute the suggestion that the cabin was originally constructed within the Old Fort, 3) identify any evidence of use of deadwood, timber re-use, stockpiling, or renovation, and 4) determine the provenance of the timbers. We built a 209-year floating chronology from 36 cores crossdated visually and verified statistically with COFECHA. Statistically significant ($p < 0.0001$) comparisons with established regional chronologies indicated that the Hawk Cabin chronology extends from 1651-1859. Cutting dates ranged from 1832-1860, with strong clusters in 1846 and 1851-1852, and a weaker cluster in 1855. The 1851-1852 cluster accounted for over half of the cutting dates, suggesting that a version of the cabin was built by 1852, and the later timbers were incorporated as part of a major renovation in or after 1860. The 1846 cluster may reflect wood salvaged from road building efforts by the Donner-Reed Party, and suggests that a version of the cabin may have been originally built in the Old Fort, although probably not by Hawk. These results confirm the historical significance of the William Hawk Cabin, and the complexity of its construction history argues for large sample depths in dendroarchaeological studies in semi-arid regions.

Bekker and Naylor – William Hawk Cabin

Keywords: dendrochronology, dendroarchaeology, tree rings, William Hawk Cabin, Utah, Mormon, Donner-Reed Party, Douglas-fir, white fir

INTRODUCTION

The potential for success in dendroarchaeological dating and interpretation is strongly dependent on human behavior, including practices such as stockpiling, re-use of timbers, renovation, use of deadwood, and selection of species (Bannister 1962; Towner *et al.* 2009), as well as the spatial and temporal coverage of tree-ring chronologies with the same principal limiting factor as the archaeological specimens (e.g. Towner *et al.* 2001; Barclay and Rayburn 2014; Martin-Benito *et al.* 2014). Research on historic structures in United States east of the Great Plains has expanded recently as the number of reference chronologies has increased (Grissino-Mayer 2009; Barclay *et al.* 2014), and when cutting dates have been present, most of these studies have found strong, usually single clusters (e.g. Lewis *et al.* 2009; Harley *et al.* 2011; Grissino-Mayer *et al.* 2013; Barclay and Rayburn 2014; Stachowiak *et al.* 2014; Schneider *et al.* 2015). In contrast, where timber is less abundant in the drier central U.S. (Stahle 1979; Fairchild-Parks and Harlan 1992; Therrell 2000; Therrell and Stahle 2012), and especially in the semi-arid West (Robinson 1985; Towner and Clary 2001; Towner *et al.* 2001; Bekker and Heath 2007; de Graauw *et al.* 2014), studies usually reveal more complex histories from re-use, stockpiling, and use of deadwood, and require careful interpretation of multiple clusters of cutting dates in combination with historical documents.

The William Hawk Cabin is a one-room Pennsylvania-style log cabin thought to have been constructed between 1848 and 1852 near downtown Salt Lake City, Utah, at 458 N 300 West Street (Figure 1). The cabin was placed on the National Register of Historic Places in 1978 (Smith 1978), and was included in an expansion of the Capitol

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Hill Historic District, the oldest extant residential neighborhood in Salt Lake City, in 2001 (Broschinsky 2001). Both of the National Register nomination documents mention the potential 1848-1852 construction date, but Broschinsky (2001, section 7 page 6) states that the cabin “has probably been at the present location since before 1859.” Smith (1978) also indicates that the cabin had a “summer kitchen” attached by the 1880s, and in 1906 a new brick home was built at the front of the lot, at which point the cabin was moved to the back and used as a milk house and garage. Smith (1978, item 7) adds that “door and window areas have been modified slightly over the years,” and the north wall was cut to install garage doors.

Family tradition adds further potential complexity to the history of the Hawk Cabin and fits the theme of timber re-use in the West, suggesting that it was originally constructed within the “Old Fort” established when Mormon settlers first arrived in the Salt Lake Valley in 1847, and then moved to its current location between 1850 and 1852 (Smith 1978). The only other published dendroarchaeological study of an Anglo structure in northern Utah was conducted on the Salt Lake Tabernacle, located less than a mile from the Hawk Cabin (Bekker and Heath 2007). Re-use of timber in the tabernacle owing to scarcity was documented historically, “The need for lumber was acute, so much so that Daniel H. Wells reported they had taken down the Bowery as well as the fences around it... on Temple Square to salvage the lumber” (Keller 2001:67), and multiple clusters of cutting dates in the Tabernacle study also reflected re-use and incorporation of deadwood.

Our objectives were to 1) evaluate and refine the suggested construction dates of 1848-1852 for the Hawk Cabin, 2) verify or refute the suggestion that the cabin was

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originally constructed within the Old Fort, 3) identify any evidence of use of deadwood, timber re-use, stockpiling, or renovation, and 4) determine the provenance of the timbers.

BACKGROUND

The Old Fort

Upon their arrival in the Salt Lake Valley in July 1847, Mormon settlers quickly established a fort near present-day downtown Salt Lake City (Bancroft and Bates 1889). The “Old Fort” as it came to be called, consisted of a series of adobe and log structures connected together to form a stockade, although other emigrants stayed in temporary tents or even wagons if they arrived late in the year. The log cabins had dirt floors and, under the expectation of a consistently dry climate, flat roofs formed of poles covered with clay. Spring rains in 1848 dissolved the clay, sending torrents of water into the cabins, and hordes of mice burrowed under the dirt floors (Bancroft and Bates 1889; Bagley 2001). By fall 1848 city lots were distributed to residents, although only a few left before spring 1849, and some who were given lots close to the fort stayed until spring 1851, when all remaining buildings and materials were ordered to be removed due the deteriorating conditions (JHC 1851). Many residents relocated their dwellings from the fort to their new lots (Bancroft and Bates 1889).

William Hawk and Amasa Russell

William Hawk was living in Council Bluffs, Iowa when he joined the Mormon Battalion in the Mexican-American War in July 1846 (Life History 2013). He marched

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with the Battalion to San Diego, California and stayed there until spring 1848, when he was asked to carry U.S. mail to Missouri, passing through Salt Lake City, but not staying for any length of time. Hawk's family then joined him in Missouri (Smith 1978) and they all headed back to Utah via a wagon party led by Captain Allen Taylor, arriving in the Salt Lake Valley in October 1849 (MPOT n.d.).

The National Register nomination document for the Hawk Cabin suggests that Hawk was given his "inheritance" of property where the cabin now stands "on his arrival" (Smith 1978; Item 8 page 2), but Salt Lake County records show that the first owner of the property was actually Amasa Russell (SLC n.d.), who arrived with the initial settlers in 1847 (MPOT n.d.) and thus very likely lived in the Old Fort. There is no record of when Russell sold the property to Hawk. Russell established a carding machine along Mill Creek in Salt Lake County in 1849 (Bancroft and Bates 1889), but he appears in the 1850 census, which was actually taken in spring and summer 1851, in Centerville, Davis County, approximately 15 miles north of Salt Lake City (U.S. Census 1850). This same census also places Hawk and his family in the "19th Ward," the neighborhood that includes the property where the cabin now sits, by 1851. These records suggest that the property transfer occurred around 1849-1850.

In spring 1856 Hawk left on a proselyting mission to Las Vegas, Nevada, and at the onset of the "Utah War" in 1857 he returned to Utah to help with militia activities, and to move his family and others south to Utah County until the conflict ended in 1858 (Smith 1978; Life History 2013).

METHODS

We took one to two samples from every log in the structure that was sound and accessible using a dry wood borer kit powered by a cordless drill. Before sampling, the location of each timber was noted, and each one was inspected for the presence of bark, beetle galleries, patina or an unaltered exterior surface, which would indicate that the terminal ring was still intact. Core samples were taken through existing bark or unaltered exterior surfaces when present, and sample points were marked with indelible ink to determine whether any wood was lost in the sampling process. Samples were labeled according to the cardinal direction the walls faced, and numbered from bottom to top.

All samples were prepared for analysis with successively finer sandpaper until individual cells were clearly visible under a binocular microscope. Of the 38 timbers sampled, 23 were determined to be Douglas-fir (*pseudotsuga menziesii* var. *glauca* (Beissn.) Franco), 14 white fir (*Abies concolor* (Gord. & Glend.) Lindl. ex. Hildebr.) and one quaking aspen (*Populus tremuloides* Michx.). The samples were then crossdated with one another using skeleton plots and the memorization method (Speer 2010), and the rings of all samples were measured to the nearest 0.001mm using a Velmex measuring system and Measure J2X[®] software. The accuracy of the relatively dated chronology was verified using COFECHA (Holmes 1983), testing 50-year segments with a 25-year overlap. To determine absolute dates for the samples we used ARSTAN (Cook *et al.* 2012) to create a chronology from the relatively dated series, and then used COFECHA to statistically compare the standard Hawk Cabin chronology with regional Douglas-fir chronologies, including two published (Bekker and Heath 2007; DeRose *et al.* 2014) and

one newly collected chronology (Table 1). The cutting date for a given timber was assigned to the last visible ring on a sample, whether complete or incomplete.

RESULTS

Samples from the aspen log and six of the 14 white fir logs did not crossdate and were excluded from further analysis. The samples from the remaining eight white fir and 23 Douglas-fir logs crossdated both within and between species, and thus were combined as one chronology. Correlations (Pearson's r) between each series and the master chronology (consisting of all other samples) were significantly correlated ($p < 0.05$, most at $p < 0.0001$), as was the overall interseries correlation coefficient ($p < 0.0001$) (Table 2). Additionally, all but two of the 50-year segments tested by COFECHA were significantly correlated with the master. Two segments were flagged by COFECHA for possible dating errors, but no alternative dating position was suggested, and analysis of the wood and skeleton plots indicated that the dating was correct. The similar age and correlation of W6 and W7-N suggest that these samples are from the same tree.

Analysis of line plots and correlation coefficients between the floating Hawk Cabin chronology and three regional chronologies suggest that the Hawk Cabin chronology extends from 1651-1859. The regional chronologies showed positive and significant ($p < 0.0001$) correlations with the Hawk Cabin chronology, particularly after 1727, when the sample depth of all chronologies is ≥ 3 (Table 1, Figure 3).

All but one of the sampled timbers had some evidence that the terminal ring was intact including bark (10), beetle galleries (10), or a smooth or polished, curved surface

(10). The surface of the remaining timber was rough but still naturally curved, suggesting that the outer ring was within a few years of the actual cutting date (Table 3). Cutting dates ranged from 1832 to 1860, with clusters in 1846 (6), 1851 (10), 1852 (6), and 1855 (4; 3 from different trees) (Table 3, Figure 4).

The outer ring on most of the samples was incomplete (Table 3, Figure 4), but eight of the 10 samples in the 1851 cluster were complete, and the bark-end surface of the cores for the two incomplete samples (N9 and E8) was rough, suggesting that these timbers may have had complete rings as well, but weathering removed a small amount of wood. Five of the six samples in the 1852 cluster contained only earlywood, and all of the rings in the 1846 and 1855 clusters contained latewood.

DISCUSSION

The range of cutting dates up to 1860 indicate that the Hawk Cabin was not constructed in its current form and place between 1848 and 1852, and as expected, the presence of several clusters of dates suggests a complex history.

Incorporation of Deadwood

Cutting dates for seven timbers pre-date the arrival of Mormon settlers in July 1847: one in 1832 and six in 1846. The 1832 sample (S10) is probably from a dead tree that was salvaged for use in the cabin. It contained strong tangential traumatic resin ducts in the 1832 ring, suggesting injury or decapitation associated with a mass movement event, most likely a snow avalanche (Stoffel 2008; Butler *et al.* 2010). Upon arrival in the

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valley, the shortage of wood was quite apparent to the settlers, so leaders suggested that they “gather dead timber, leave the live timber standing, and use as little wood as possible for cooking” (Keller 2001, p. 19).

The six 1846 timbers may also represent salvaged deadwood, but the consistent presence of latewood and incomplete outer rings in these samples strongly suggests that they were living trees cut in late summer 1846. The Donner-Reed Party was one of a few wagon trains along the Oregon Trail to attempt the “Hastings Cutoff” through the Wasatch Mountains, touted as a shortcut to California, and was the first group to do so via modern-day Emigration Canyon. The group had particular difficulties in this canyon, as they were “obliged to cut the whole road through forests of pine and aspen” (Merryman 1847). The party arrived in the Great Salt Lake Valley, site of present day Salt Lake City, in late August 1846 (Stewart 1992), so they would have cut the timbers closest to the valley in late summer, which is consistent with the combination of partial latewood and one complete ring in the 1846 samples.

Emigration Canyon was the same route used by Mormon settlers the next year, and journal records document “many stumps of trees left standing in the road” during the final descent into the valley through forests that included “hemlock” and “balsam,” likely referring to Douglas-fir and/or white fir (JHC 1847, July 21-23). These cut trees, which were likely simply discarded along the road, would have provided an accessible source of deadwood, which the early settlers were instructed to use. Timbers from the nearby Salt Lake Tabernacle (Bekker and Heath 2007) also included a cluster of cutting dates in 1846, suggesting that there may have been a substantial stockpile of these logs that were

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salvaged from the canyon and used for various initial construction projects in the valley, including the log cabins in the Old Fort.

The presence of the 1846 timbers in the Hawk Cabin thus suggests that a version of it was indeed originally built within the fort, but it was likely Amasa Russell or one of the other settlers of 1847 who did so rather than Hawk, as people were already moving on to their city lots by the time he arrived in 1849. It is unclear if Hawk ever lived in the fort. He may have occupied a vacated structure, or in his wagon as was common for settlers who arrived late in the fall (Bancroft and Bates 1889), but he also might have purchased the property from Russell as early as 1849 and avoided the fort entirely.

The 1851 and 1852 Clusters

Nearly a third of the cutting dates occurred in 1851, and given that eight of the 10 samples had complete rings and the other two were likely complete, these trees were cut either after the growing season in 1851, or before the growing season in 1852. Logging in the Wasatch Mountains was often carried out during winter, which allowed the logs to be sent down mountain slopes on snow slides, and more easily dragged to where they were needed (Keller 2001). Conversely, the consistency of partial rings in the 1852 samples, most with varying amounts of earlywood and one with initial latewood, indicates cutting early in the growing season of 1852. Sample N6, with a near-cutting date of 1847, may also fit within this cluster (see Figure 4). Together these dates reflect very purposeful cutting that began between the growing seasons of 1851 and 1852, and continued into the 1852 growing season, and suggest that a version of the cabin, close to its current form,

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was constructed by late summer 1852. This timing coincides exactly with the census records placing Hawk and his family on the property by summer 1851.

The absence of cutting dates between 1846 and after the 1851 growing season suggests that Hawk did not make any preparations for a home from the time he arrived in 1849 until at least the late summer or fall of 1851. The timing of the injunction to clear the remains of the Old Fort in spring 1851, and the location of his property only seven blocks away, suggests that he may have been one of the few who remained in the fort until the end (JHC 1851), and then moved the logs to his property and built a new cabin over the next year, incorporating some of the 1846 timbers. Alternatively, if Hawk was already living on his property by 1849 or 1850, it was likely in some sort of temporary structure that was rebuilt and expanded by 1852.

Post-1852 Cutting Dates

The most recent cutting date of 1860 establishes the maximum age of the cabin in its current form, which is close to the date of “before 1859” mentioned by Broschinsky (2001, section 7 page 6). The absence of strong clusters of cutting dates after 1852 suggests that these logs likely represent re-use or stockpiles of timbers cut as Hawk worked on his farm, incorporated in the cabin through a later renovation in or after 1860. The lack of any cutting dates in 1856 and 1857 is consistent with Hawk’s travels to Las Vegas and Utah County. The renovation might have been connected to the summer kitchen mentioned by Smith (1978). A wood frame addition appears on the Sanborn Fire Insurance maps by 1898 (Sanborn, 1898), but was likely built much earlier, as Hawk died

in 1883. The post-1852 timbers were located on all four walls of the cabin and at various heights, so the renovation would have involved a near complete dismantle and re-construction, although the positions of the logs may have been changed during the move to the back of the lot in 1906, or as windows and doors have been modified (Smith 1978).

Provenance and Reference Chronologies

The timbers used in the Hawk Cabin would most likely have come from the Wasatch Mountain canyons closest to downtown Salt Lake City. These canyons are relatively low in elevation and contained little timber when settlers arrived, but the first documented lumber cut in the area was from City Creek Canyon (Keller 2001), only a few kilometers northeast of the cabin. We suggest that the timbers with 1846 cutting dates came from Emigration Canyon by means of the Donner-Reed Party, but others may have come from City Creek or Parley's Canyons. Within a few years of settlement of the valley, mills were successively established in the larger, more heavily timbered, and more distant Mill Creek, Big Cottonwood, and Little Cottonwood canyons (Keller 2001), but the partially hewn logs in the Hawk Cabin, particularly those with adze marks, suggest that they were not part of a large logging operation.

Correlations between the Hawk Cabin chronology and reference chronologies provide further insight into provenance and environmental relationships of Douglas-fir and white fir at different elevations. The strongest correlation was with the Salt Lake Tabernacle chronology, suggesting that the timbers for both structures were taken from the same or adjacent canyons at similar elevations even though the tabernacle chronology

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was composed entirely of Douglas-fir and most of the timbers were cut after those in the cabin (Bekker and Heath 2007).

Although typically more of a problem in the eastern and central U.S., the availability of reference chronologies of the right species at the right elevations can also present a challenge in the West (e.g. Towner *et al.* 2001). When the Salt Lake Tabernacle dendroarchaeology study was conducted (Bekker and Heath 2007) there were no Douglas-fir chronologies within in the Great Salt Lake watershed available on the International Tree-Ring Data Bank, and the reference chronologies (Woodhouse and Kay 1990) that were used for that study were located at high elevations (> 2800 m). Recent efforts in dendroclimatology in northern Utah (Allen *et al.* 2013; Bekker *et al.* 2014; DeRose *et al.* 2014) have increased the spatial and temporal coverage of low elevation chronologies, including MGC, which provided the strongest correlation between the Hawk Cabin and an extant Douglas-fir stand. These results emphasize that continued development of dense networks of tree-ring chronologies would benefit dendroarchaeological work.



CONCLUSIONS

The William Hawk Cabin has a complex construction history, consistent with many other historic structures in the Western U.S. The cabin was not constructed in its current place and form by 1852, but historical records and the cluster of cutting dates in 1851-1852 suggest that William Hawk did build a version of the cabin, likely close to its current form, by summer 1852. It is also unlikely that Hawk built a previous version of

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the cabin inside the Old Fort, but when he built the cabin in 1852 he incorporated timbers that were cut in late summer 1846 by the Donner-Reed Party and then were salvaged by Mormon settlers the next year. The tradition of original construction inside the Old Fort may be connected to Amasa Russell who sold the property to Hawk around 1849 or 1850. Some major renovation of the cabin took place in or after 1860, possibly connected to the summer kitchen that was attached by the 1880s. Timbers in the Hawk Cabin were probably cut from the same canyons and at similar elevations as those used in the nearby Salt Lake Tabernacle.

The complex history of the Hawk Cabin emphasizes the importance of a large sample depth in dendroarchaeological studies. In this study, cutting dates for 1858 and 1860 were found in only one log each. Had these two samples not been taken, the maximum age of the Hawk Cabin would have been estimated to be 5 years older. These results suggest that sampling every accessible and sound timber is good practice, particularly in semi-arid regions where timber re-use, stockpiling, incorporation of deadwood, and renovation are commonplace.

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Table 1. Site and chronology information for the three regional Douglas-fir chronologies used to crossdate the floating chronology from the William Hawk Cabin, and correlations (Pearson’s r) of each regional chronology with the cabin chronology from 1727-1859. All correlations are significant at $p < 0.0001$.

Chronology	Location	Elevation	Interseries	Time span	Correlation	Source
		n	Correlation		n	
SLI (UT523)	40.77°N,	----	0.70	1702-186	0.76	Bekker & Heath
MCD	41.37°N,	2133 m	0.69	1388-201	0.66	DeRose <i>et al.</i> (2014)
BFD	40.56°N,	3000 m	0.65	1284-201	0.62	New chronology

Table 2. Correlation analysis (Pearson's r) for each series in the William Hawk Cabin.

Last year in the range is the last complete, measured ring and may differ from the "Outer Ring" in Table 3.

Series	Species	Measured Interval	No. of Years	No. of Segments	No. of Flags	Correlation with Master	p <
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Bekker and Naylor – William Hawk Cabin

N4	PSME	1752-1851	100	4	0	0.65	0.000
N5	PSME	1777-1851	75	3	0	0.73	1
N6	ABCO	1768-1846	79	3	1	0.46	0.000
N7	PSME	1790-1851	62	3	0	0.74	1
N8A	PSME	1753-1845	93	3	0	0.56	0.000
N8B	PSME	1748-1845	98	4	0	0.64	1
N9	PSME	1784-1850	67	3	0	0.70	0.000
N11	PSME	1789-1851	63	3	0	0.70	1
N12	PSME	1776-1857	82	3	0	0.61	0.000
E3	PSME	1787-1851	65	3	0	0.75	1
E4	PSME	1737-1854	118	5	0	0.57	0.000
E7	PSME	1728-1851	124	5	0	0.61	1
E8	ABCO	1777-1850	74	3	0	0.60	0.000
E9A	PSME	1753-1845	83	3	0	0.64	1
E9B	PSME	1763-1845	93	3	0	0.70	0.000
E10	PSME	1759-1854	96	4	0	0.72	1
S3	PSME	1785-1851	67	3	0	0.75	0.000
S4A	ABCO	1804-1851	48	1	0	0.43	1
S4B	ABCO	1814-1851	38	1	0	0.41	0.000
S6	ABCO	1771-1859	89	4	0	0.60	1
S7	ABCO	1727-1845	119	4	0	0.52	0.000
S8	PSME	1735-1851	117	5	0	0.61	1
S9	PSME	1767-1851	85	4	0	0.49	0.000
S10	PSME	1736-1832	97	4	0	0.60	1
S11	ABCO	1728-1846	119	4	1	0.43	0.000
S15	PSME	1747-1852	106	5	0	0.70	1
W3A	PSME	1751-1851	101	4	0	0.54	0.000
W3B	PSME	1754-1851	98	4	0	0.59	1
W4	ABCO	1775-1851	77	3	0	0.57	0.000
W5	PSME	1768-1851	84	4	0	0.66	1
W6	PSME	1651-1854	204	8	0	0.64	0.000
W7-N	PSME	1672-1854	183	8	0	0.65	1
W7-S	PSME	1747-1851	105	5	0	0.74	0.000
W10A	ABCO	1788-1845	58	2	0	0.57	1
W10B	ABCO	1778-1845	68	2	0	0.53	0.002
W11	PSME	1749-1845	97	4	0	0.64	3
							0.010
							5
							0.000
							1
							0.000
							1
							0.000

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Sum:	3332	134	2	
Mean:	92.6	3.7	0.06	0.61

Table 3. Outer Ring Dates and Cutting Date Interpretation for Logs in the William Hawk Cabin. Outer ring dates from one representative sample per log are indicated. Letters following the dates indicate whether the outer ring was complete (C) or incomplete (I), and cutting date evidence (after Nash 1999): B = bark; G = beetle galleries; L = smooth or polished, curved surface; v = no evidence but likely within a few years of cutting date.

ID	Outer Ring	Interpretation and Notes
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Bekker and Naylor – William Hawk Cabin

N4	1851 C L	Cut after growing season 1851, probably spring 1852
N5	1851 C L	Cut after growing season 1851, probably spring 1852
N6	1847 I v	Probably within a few years of cutting date (likely 1851-2)
N7	1852 I B	No latewood present – cut spring / early summer 1852
N8	1846 I G	Latewood present – cut late summer 1846
N9	1851 I G	Rough bark end on core; 1851 probably complete - cut spring 1852
N11	1851 C B	Cut after growing season 1851, probably spring 1852
N12	1858 I G	Few rows of earlywood present – cut spring 1858
E3	1851 C L	Cut after growing season 1851, probably spring 1852
E4	1855 I B	Latewood present – cut late summer 1855
E7	1852 I B	No latewood present – cut spring / early summer 1852
E8	1851 I L	Rough bark end on core; 1851 probably complete – cut spring 1852
E9	1846 I L	Latewood present – cut late summer 1846
E10	1855 I G	Latewood present – cut late summer 1855
S3	1852 I G	Few rows of earlywood present – cut spring 1852
S4	1852 I L	Few rows of earlywood present – cut spring 1852
S6	1860 I G	No latewood present – cut spring / early summer 1860
S7	1846 I G	Latewood present – cut late summer 1846
S8	1851 C G	Cut after growing season 1851, probably spring 1852
S9	1851 C B	Cut after growing season 1851, probably spring 1852
S10	1832 C B	Strong traumatic resin ducts early 1832 – killed by avalanche
S11	1846 C B	Cut after growing season 1846, probably late summer
S15	1853 I B	Latewood present – cut late summer 1853
W3	1851 C G	Cut after growing season 1851, probably spring 1852
W4	1851 C G	Cut after growing season 1851, probably spring 1852
W5	1852 I L	Few rows of earlywood present – cut spring 1852
W6	1855 I L	Latewood present – cut late summer 1855; probably same tree as
W7N	1855 I L	W7N
W7S	1852 I B	Latewood present – cut late summer 1855; probably same tree as
W10	1846 I L	W6
W11	1846 I B	Initial latewood present – cut summer 1852 Initial latewood present – cut summer 1846 Latewood present – cut late summer 1846

Figure 1. Locations of the William Hawk Cabin in Salt Lake City, and sites from which established regional chronologies (see Table 1) used to date the cabin chronology were developed.

Figure 2. Photos of the northeast (top) and west (bottom) views of the William Hawk Cabin.

Figure 3. Comparison of the Hawk Cabin chronology (dark lines) with the A) SLT; B) MCD; and C) BFD chronologies (light lines) from 1727-1859.

Figure 4. Plot of cutting dates for the William Hawk Cabin timbers. The length of each bar indicates the cutting date for a given sample. Complete dark gray bars indicate that the cutting date was a complete ring, while light gray bars indicate that the cutting date was a partial ring. One representative sample per log is shown, excluding S10, which was probably killed by an avalanche in 1832. Based on age, sample characteristics and correlation analysis, W7-N and W6 are likely from the same tree. ^aNon-cutting date.

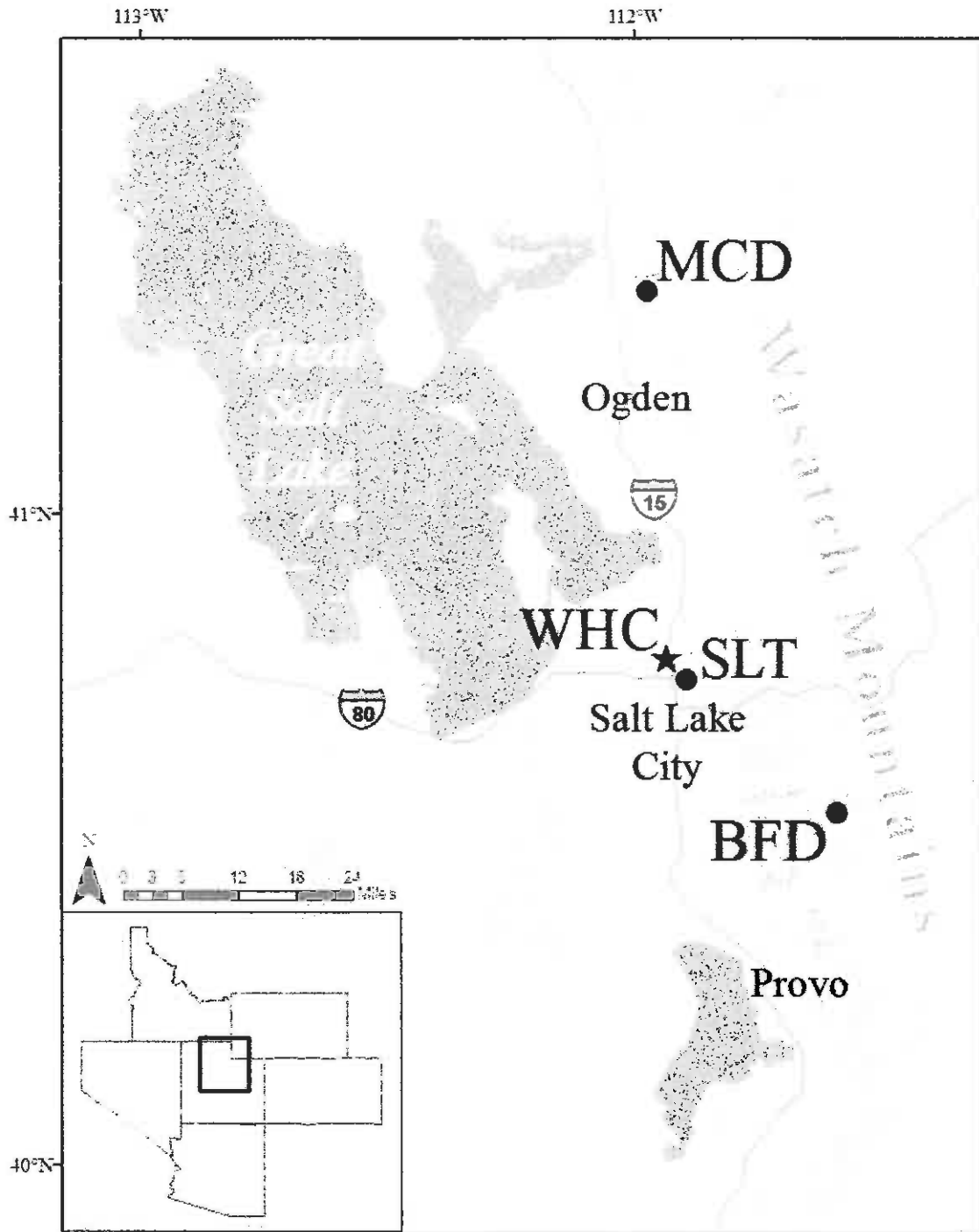


Figure 1

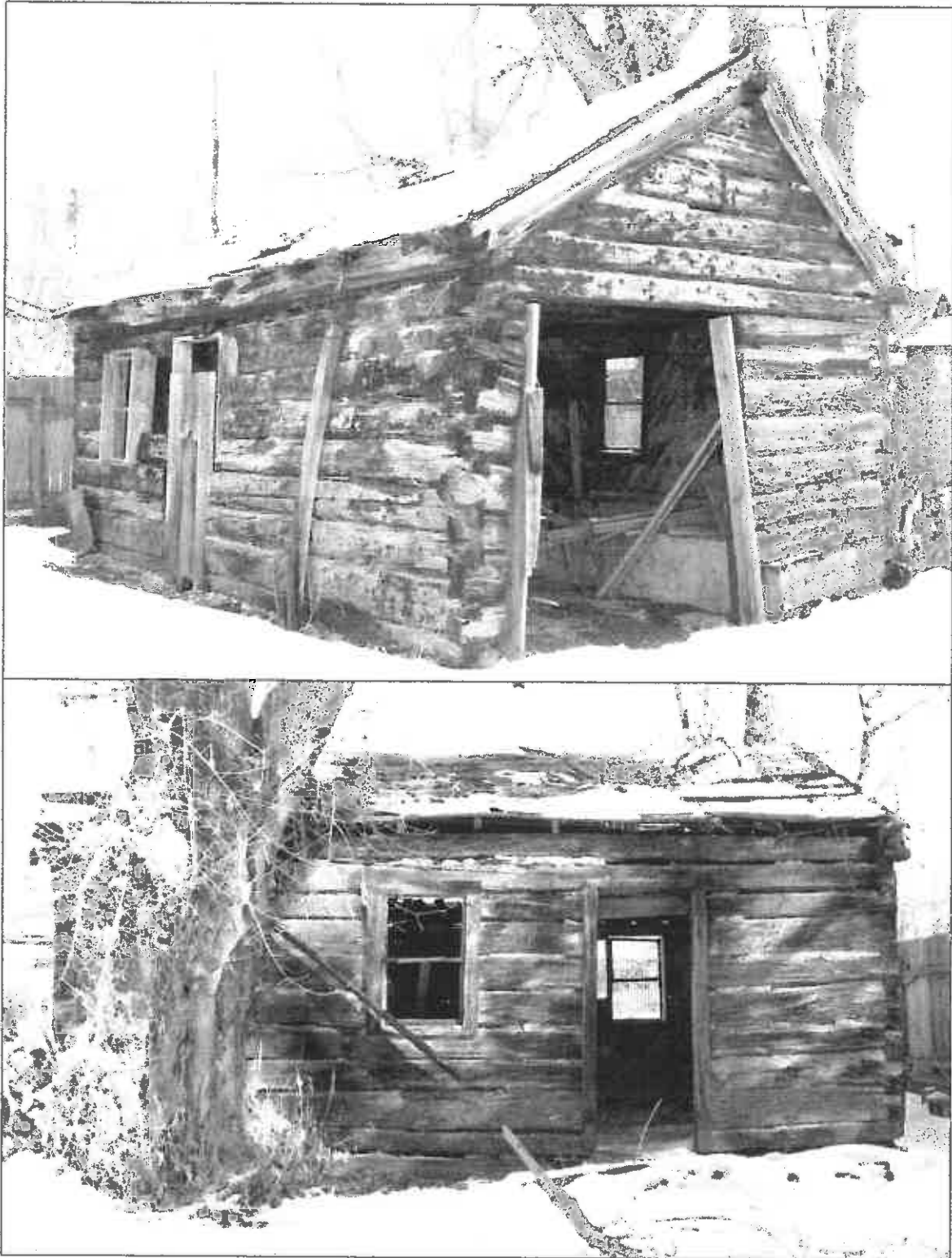


Figure 2

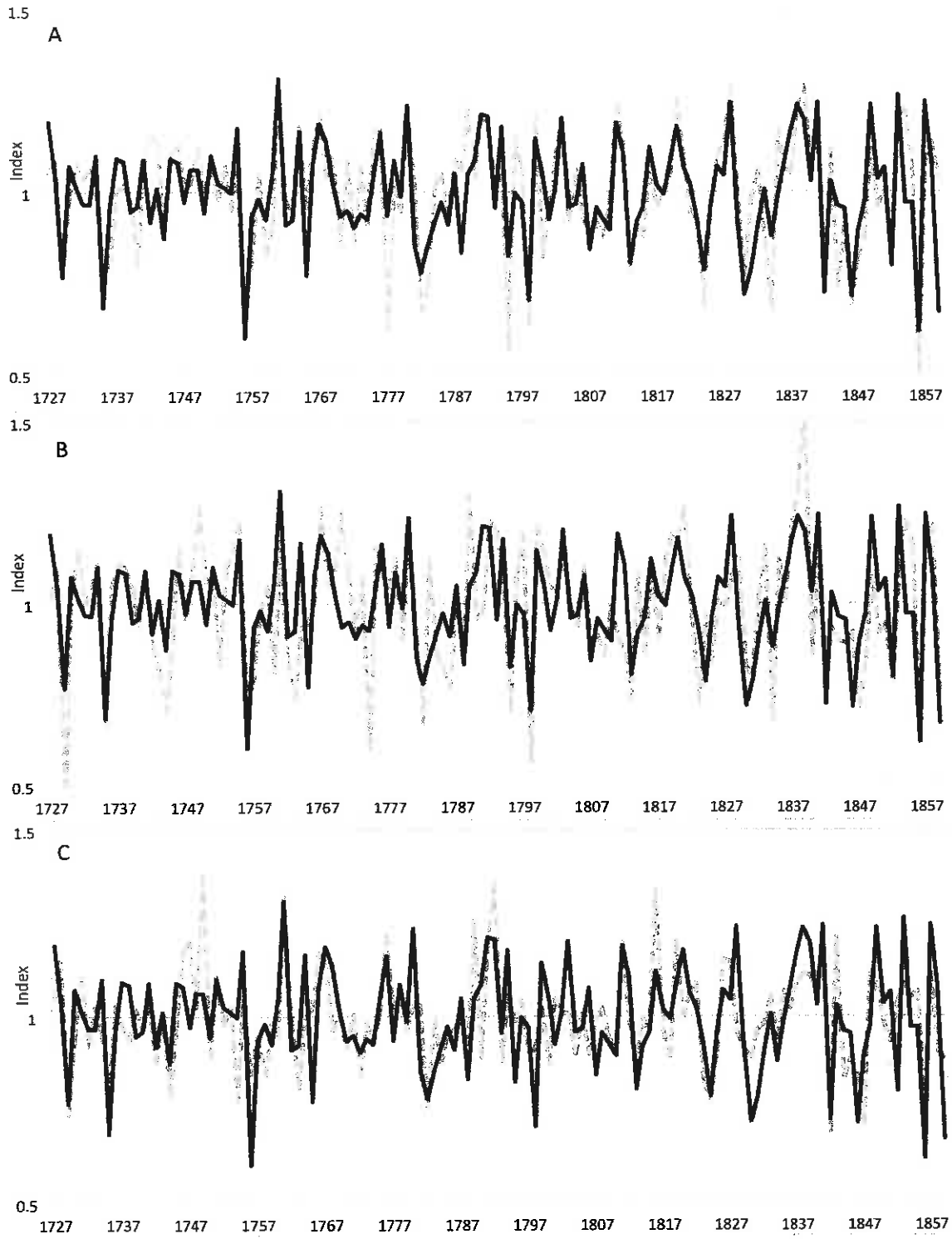


Figure 3

Bekker and Naylor – William Hawk Cabin

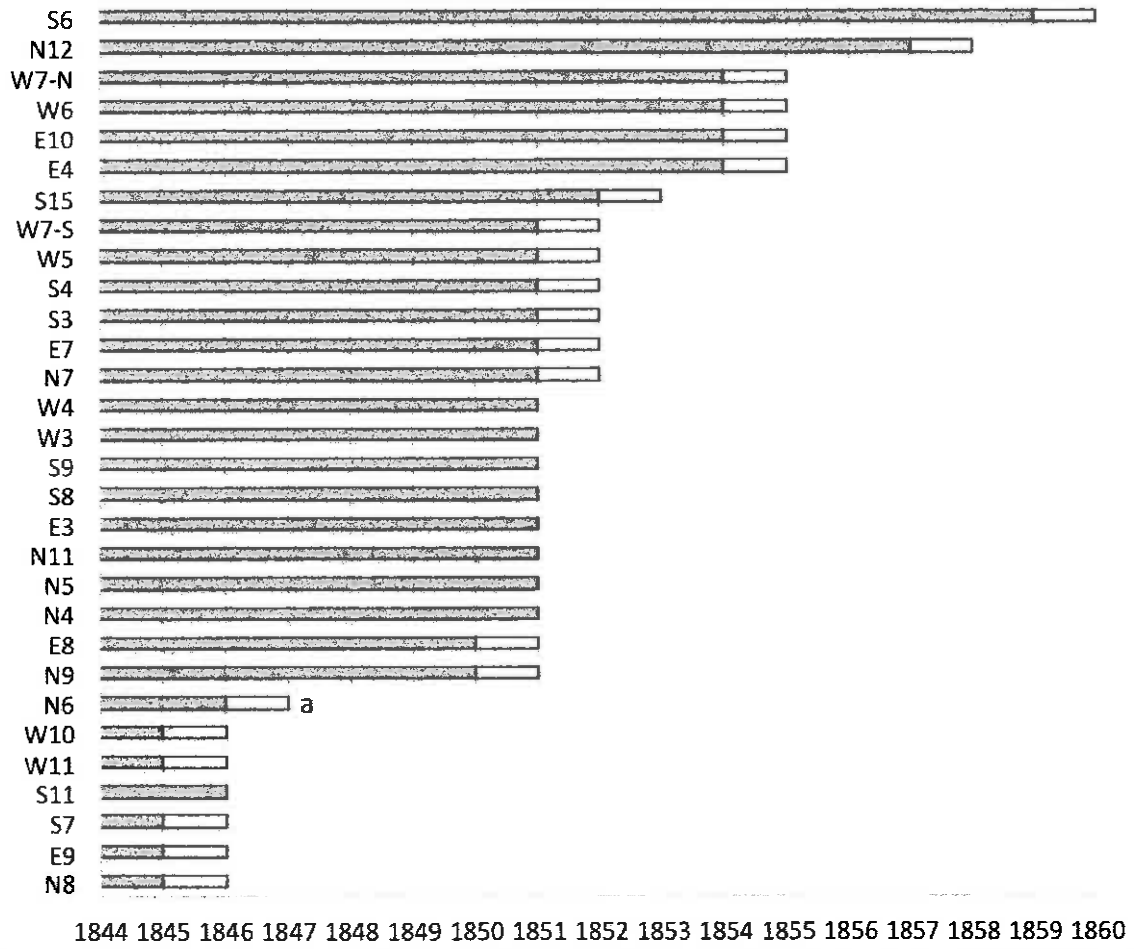
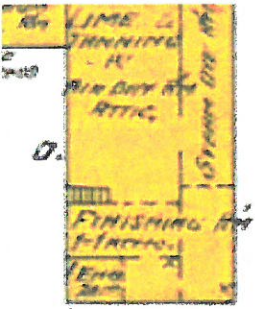


Figure 4

ATTACHMENT F: SANBORN INSURANCE MAPS

1898

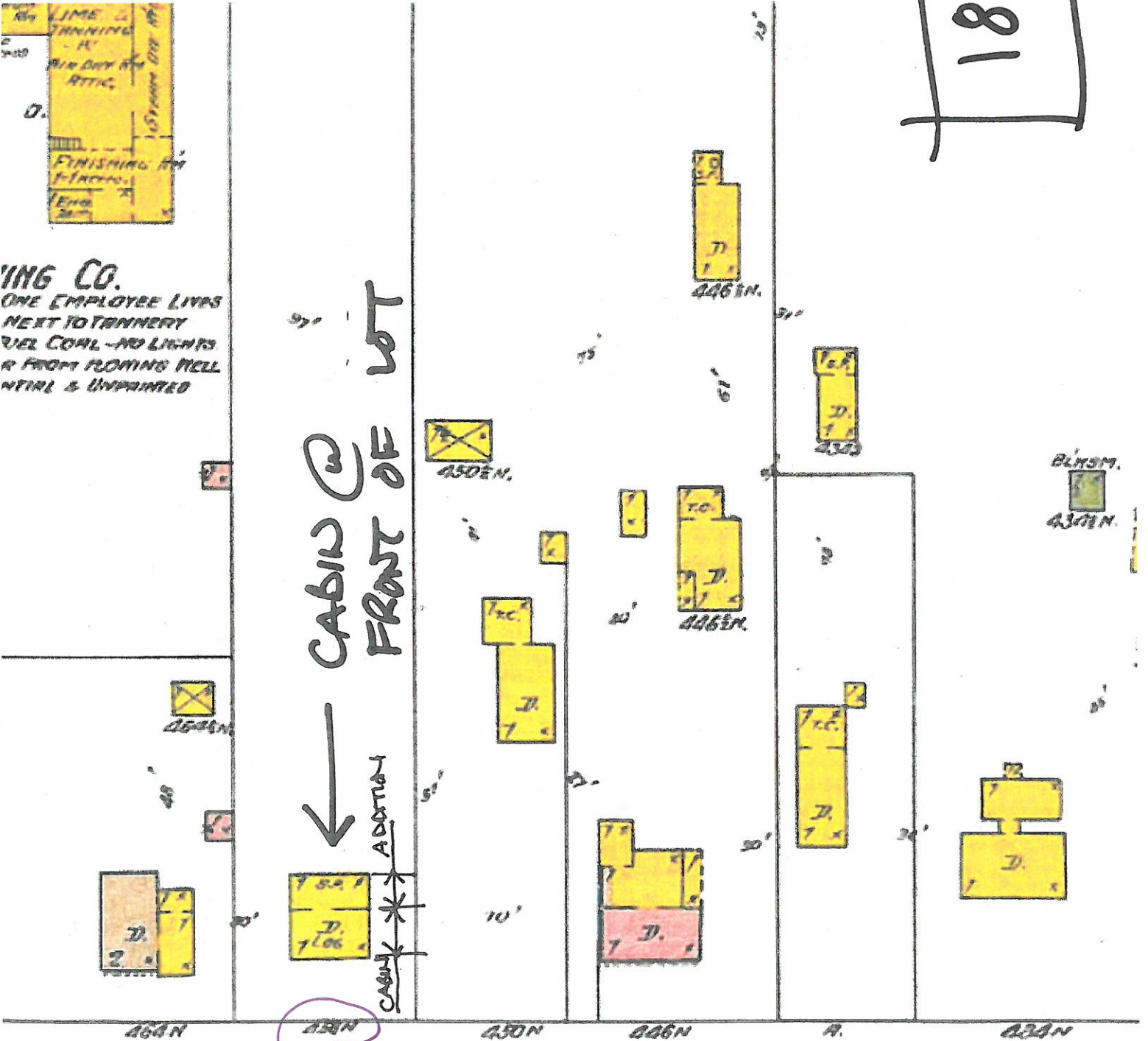


ING CO.
 ONE EMPLOYEE LIVES
 NEXT TO TRINERY
 RUEL COAL - NO LIGHTS
 R FROM FLOWING WELL
 NEAR & UNPRINTED

CABIN @
 FRONT OF LOT



ADDITION
 CABIN



Scale of Feet.

50

100

150

SECOND WEST

4TH y ST. N.

130

6" W PIPE



4TH 9 ST. N.

6" W PIPE



PREST LOCATED OF
← CABIN (w/ADDITION)

1950

458N

ATTACHMENT G: PHOTOGRAPHS













NE CORNER - 2015



E FACED - 2015

ATTACHMENT H: ZONING ORDINANCE STANDARDS

Existing Condition

The site is currently occupied by a single family dwelling and the Hawk Cabin is located on the rear of the lot behind the home.

Zoning Ordinance Standards for RMF-35 (Moderate Density Multi-Family Residential District) (21A.24.130)

The purpose of the RMF-35 moderate density multi-family residential district is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable master plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

http://www.sterlingcodifiers.com/codebook/index.php?book_id=672&chapter_id=49072#s928529

Standard	Existing	Proposed New Addition & Garage	Finding
Minimum Lot Area: 5000 sq ft	14,535 sq ft	Same	Complies
Minimum Lot Width: 50 ft	97 ft	Same	Complies
Setbacks for Principal Structure:			
Front Yard - Average or 20 ft	New	20 ft	Complies (because cabin will be located within the buildable lot)
Side Yard - 4 ft and 10 ft	New	10 ft from north side yard	Complies (because cabin will be located within the buildable lot)
Setback for Accessory Structure:			
Interior Side Yard – 1 ft	New	10 ft	Complies
Rear Yard – 1 ft	New	89.5 ft	Complies
Distance from Primary Structure – 4 ft	New	25 ft	Complies
Distance from Primary Structure on Adjacent Lot – 10 ft	New	16 ft	Complies
Maximum Height for Accessory Structure:			
Pitched Roof – 17 ft	New	15 ft	Complies
Footprint for Accessory Structure:			
Accessory Structure – no requirement specified	384 sq ft	542 sq ft	Complies

Special Exceptions

This project will require a special exception for an Art Studio use. The Historic Landmark Commission is not authorized to give special exceptions for use, therefore, a request for a special exception will be required through a separate process.

ATTACHMENT I: HISTORIC PRESERVATION STANDARDS

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:

http://www.sterlingcodifiers.com/codebook/index.php?book_id=672&chapter_id=49078#s928576

Standards	Finding
Standard 1: The proposed relocation will abate demolition of the structure	The existing cabin is in disrepair. The proposed move and relocation will renovate the structure and lessen the likelihood that it will be demolished in the future. The cabin will be disassembled and cataloged then assembled on a new foundation and location. The building has been moved before. This is the third time it is being relocated.
Standard 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	The move will be from the rear of the property to the street face on the same lot. The proposed relocation will maintain the physical integrity of the historical district without diminishing the historical associations of the district boundaries.
Standard 3: The proposed relocation will not diminish the historical or architectural significance of the structure	The historical and architectural significance of the cabin will not be diminished by the move and relocation. The proposed location will be closer to its original location on the lot and will have a higher visibility from the street.
Standard 4: The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure	The cabin will be disassembled, cataloged reassembled. Once reassembled the structure will be reinforced on a new foundation.
Standard 5: A professional building mover will move the building and protect it while being stored	The applicant will be required to hire a licensed and bonded contractor with specialized skills in relocating historic structures to move the building. Specifics on how the building will be relocated to ensure that it is not destroyed, must be submitted in writing to the Planning Director and approved by the City, prior to a relocation permit being issued.
Standard 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	The applicant will be required to provide a financial guarantee at the time of the permit.

Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

http://www.sterlingcodifiers.com/codebook/index.php?book_id=672&chapter_id=49078#s928576

Standard	Proposal	Findings
Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	The last use for the cabin was a garage. The proposed use for the cabin is an Art Studio.	The proposal complies with this standard. The proposed use will require minimal change to the defining characteristics of the building and its site and environment.
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	<p>The proposal is to relocate, restore and build an addition. Some alterations will be necessary such as new mortar, replacing roof, windows, and doors.</p> <ul style="list-style-type: none"> • Each wood log will be disassembled and cataloged then assembled on a new foundation and location. • The new windows would be double hung - Aluminum/wood clad, matching the original double hung wood windows. • Replicate wood doors shown on historic photos. • A chimney would be reintroduced. The chimney would have either a brick or stone veneer. • The shape and features of the roof, such as overhangs, would be replicated. The roof would be No. 1 sawn cedar shingles. Also, two skylights are being proposed on the east slope of the roof that won't be visible from the street. 	The proposal complies with this standard. The proposed changes are necessary to make the structure habitable. The changes will not include removal of historic materials or alteration of features that characterize the property. Proposed new materials will match the original materials of the cabin as closely as possible.
Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.	The proposed changes will match the original structure as closely as possible. The proposed addition will be differentiated from the historic structure through the use of different exterior materials. The proposed siding would be board and batten.	The proposal complies with this standard. The proposed alteration does not seek to create a false sense of history or architecture.
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	There have been very few changes to the historic cabin except for the large opening cut in the north elevation for a garage door. This change was not compatible with the original structure and the applicant is proposing to rectify this modification.	The proposal complies with this standard. There are no alterations or additions to the cabin that have acquired historic significance.
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	The applicant is proposing to preserve the distinctive features, finishes and construction techniques of this structure.	The proposal complies with this standard. No distinctive features of historic craftsmanship are proposed to be removed.

<p>Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.</p>	<p>The proposal includes renovating the structure and repairing deteriorated architectural features where possible. In some instances, replacement of materials is required but the replacement materials will be similar to the original based on photographic and other documented evidence of the historic structure.</p> <p>There is physical evidence that there was a chimney on the South wall of the cabin. The chimney would be reintroduced. The chimney would have either a brick or stone veneer.</p>	<p>The proposal complies with this standard. Deteriorated features will be repaired when feasible or replaced with similar materials to the historic structure, when repair is not feasible.</p>
<p>Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</p>	<p>This request does not include chemical or physical treatments that can cause damage to historic materials.</p>	<p>The proposal complies with this standard.</p>
<p>Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p>	<p>The proposed addition will be subordinate and compatible with the historic structure.</p>	<p>The proposal complies with this standard. The proposed addition will not destroy significant cultural, historical, architectural or archaeological materials and the design is compatible with the property, neighborhood and environment.</p>
<p>Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>	<p>The proposal is to build an addition on the rear of the cabin.</p> <ul style="list-style-type: none"> ▪ The proposed siding would be board and batten on house wrap ▪ The proposed windows would be double hung - Aluminum/wood clad ▪ The proposed new doors would be wood. 	<p>The proposal complies with this standard. The addition as proposed will not destroy or obscure the historic character of the cabin and will be subordinate to the cabin.</p>
<p>Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.</p>	<p>None of the prohibited materials are being proposed on this project.</p>	<p>The application complies with this standard.</p>
<p>Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title.</p>	<p>No signs are being proposed.</p>	<p>This standard does not apply.</p>

ATTACHMENT J: APPLICABLE DESIGN GUIDELINES

The following are applicable historic design guidelines related to this request. On the left are zoning ordinance standards applicable for altering a contributing structure, on the middle is a list of the proposals for this project and on the right are applicable design guidelines.

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

<http://www.slcgov.com/historic-preservation/historic-preservation-residential-design-guidelines>

Standard	Proposal	Applicable Design Guideline
Standard 1	The last use for the cabin was a garage. The proposed use for the cabin is an Art Studio.	No applicable guideline.
Standard 2	The proposal is to relocate the cabin within the existing lot, closer to its original location. The new location will fill in a gap in the streetscape slightly to the North of the cabin's 1905 location.	14.4 The traditional setback and alignment of buildings to the street, as established by traditional street patterns, should be maintained. • Historically, the Marmalade district developed irregular setbacks and lot shapes. • Many homes were built toward compass points, with the street running at diagonals. • This positioning, mixed with variations in slope, caused rows of staggered houses, each with limited views of the streetscape. • Staggered setbacks are appropriate in this part of the district because of the historical development. • Traditionally, smaller structures were located closer to the street, while larger ones tended to be set back further.
Standard 2	Each wood log will be disassembled and cataloged then assembled on a new foundation and location.	2.9 Protect wood features from deterioration. • Provide proper drainage and ventilation to minimize decay. • Maintain protective paint coatings to decrease damage from moisture. • If the building was painted historically, it should remain painted, including siding and trim. 2.10 Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood wherever necessary. • Match the form, dimensions, profile, and detail of the original wood feature when patching, piecing in or repairing wood features.
Standard 2	The new windows would be double hung - Aluminum/wood clad, matching the original double hung wood windows.	3.6 A replacement window should match the original in its design. • If the original is double-hung, then the replacement window should also be double hung, or at a minimum appear to be so. • Match the replacement also in the number and position of glass panes. • Matching the original design is particularly important on key character-defining facades. 3.8 In a replacement window, use materials that appear similar to the original. • Using the same material as the original is preferred, especially on key character-defining facades. • A substitute material may be appropriate in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish. • Installing a non-wood replacement window usually removes the ability to coordinate the windows with an overall color scheme for the house.

Standard 2	Replicate wood doors shown on historic photos.	<p>4.3 Materials and design that match or that appear similar to the original should be used when replacing a door.</p> <p>4.4 A design that has an appearance similar to the original door or a door associated with the style of the house should be used when replacing a door. • When the appearance of the original door is unknown, other properties of similar style and period may provide evidence of appropriate design directions.</p>
Standard 2	A chimney would be reintroduced. The chimney would have either a brick or stone veneer.	<p>6.2 If replacement is necessary, design the new element using accurate information about the original features. • The design should be substantiated by physical or pictorial evidence. • In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features. • Speculative reconstruction is not appropriate for individual landmarks, since these structures have achieved significance because of their historical and architectural integrity. This integrity may be jeopardized by speculative reconstruction. • Replacement details should match the original in scale, proportion, finish and appearance.</p>
Standard 2	The shape and features of the roof, such as overhangs, would be replicated. The roof would be No. 1 sawn cedar shingles. Also, two skylights are being proposed on the east slope of the roof that won't be visible from the street.	<p>7.1 The original roof form and features should be preserved. • Altering the angle of a historic roof should be avoided. • Maintain the perceived line and orientation of the roof as seen from the street wherever possible. • Historic chimneys and their details should be retained. • Historic dormers and their details should be retained. • Retain and repair roof detailing wherever possible.</p> <p>7.2 The original historic depth of the eaves should be preserved. • The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and therefore, these overhangs should be preserved. • Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is therefore inappropriate.</p> <p>7.6 The visual impact of skylights and other rooftop devices should be minimized • Skylights or solar panels should be installed to reflect the plane of the historic roof. • They should be lower than the ridgeline, when possible. • Flat skylights and solar panels that are parallel with the roof plane may be appropriate on the rear and sides of the roof. • Avoid locating a skylight or solar panel on a front roof plane wherever possible. • See also the policy and standards for Small Solar Energy Collection Systems in the Zoning Ordinance - 21A.40.190.</p>

<p>Standard 9</p>	<p>The proposal is to build an addition on the rear of the cabin.</p> <ul style="list-style-type: none"> ▪ The proposed siding would be board and batten on house wrap ▪ The proposed windows would be double hung - Aluminum/wood clad ▪ The proposed new doors would be wood. 	<p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features. • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided.</p> <p>8.2 An addition should be designed to be compatible in size and scale with the main building. • An addition should be set back from the primary facades in order to allow the original proportions and character of the building to remain prominent. • The addition should be kept visually subordinate to the historic portion of the building. • If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a “connector” link to the original building.</p> <p>8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. • Locating an addition at the front of a structure is usually inappropriate.</p> <p>8.4 A new addition should be designed to be recognized as a product of its own time. • An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features. • A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction. • Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.</p> <p>8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible. • If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation.</p> <p>8.11 A new addition should be kept physically and visually subordinate to the historic building. • The addition should be set back significantly from primary facades. • The addition should be consistent with the scale and character of the historic building or structure. • Large additions should be separated from the historic building by using a smaller connecting element to link the two where possible.</p>
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ATTACHMENT K: DEVELOPMENT REVIEW TEAM COMMENTS

ATTACHMENT L: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notice mailed on July 21, 2016.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 21, 2016.

Comments:

The applicant met with the Development Review Team on October 15, 2014. The comments from this meeting are attached. No other comments were received at the time this report was written.

ATTACHMENT M: ALTERNATE MOTION

Not Consistent with Staff Recommendation:

Based on the analysis and findings listed in the staff report, testimony and the proposal presented, I move that the Commission deny this application for alterations and the construction of a new rear addition.

The Historic Landmark Commission shall make findings on the H Historic Preservation Overlay zone standards and specifically state which standard or standards are not being complied with.

Standards for a Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G):

- Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;
- Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
- Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.
- Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.
- Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
- Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
- Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.
- Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title.

Based on the analysis and findings listed in the staff report, testimony and the proposal presented, I move that the Commission deny this application for relocation. Commission finds that the proposed project does not comply with the review standards as follows:

Building Relocation Standards (21A.34.020.I):

- Standard 1: The proposed relocation will abate demolition of the structure
- Standard 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
- Standard 3: The proposed relocation will not diminish the historical or architectural significance of the structure
- Standard 4: The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure
- Standard 5: A professional building mover will move the building and protect it while being stored
- Standard 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