



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission
From: Carl Leith, Senior Planner
801 535 7758 or carl.leith@slcgov.com
Date: June 2, 2016
Re: Determination of Contributing Status of a building at approximately 480 6th Avenue & 287 G Street

DETERMINATION OF CONTRIBUTING STATUS – SINGLE FAMILY DWELLING

PROPERTY ADDRESS: 480 6th Avenue & 287 G Street
PARCEL ID: 09314310140000
HISTORIC DISTRICT: The Avenues Local Historic District
ZONING DISTRICT: H Historic Preservation Overlay District (21A.34.020). SR-1A Special Development Pattern Residential District (21A.24.080)
MASTER PLAN: Avenues Community Master Plan
DESIGN GUIDELINES: Residential Handbook and Design Guidelines

REQUEST: Determination of Contributing Status of a building at approximately 480 6th Avenue & 287 G Street – Ryan Wilden, on behalf of owner Sixth Avenue Properties LLC, requests that the Historic Landmark Commission review the contributing status of the existing structure located at approximately 480 6th Avenue / 287 G Street in The Avenues Historic District in the light of the existing condition of the structure, and subsequent consideration of the potential demolition of the building. The existing building dates to approximately 1870 and is described as a ‘vernacular’ ‘crosswing single dwelling’. It is identified as a category B contributing structure, in the 2007 Avenues RL Survey. It is attached to the adjacent 480 6th Avenue commercial building. The building is in residential use and is zoned SR-1A (Special Development Pattern Residential District). The subject property is within Council District 3, represented by Stan Penfold. Staff contact: Carl Leith at (801) 535 7758 or carl.leith@slcgov.com

RECOMMENDATION: Based on the analysis and findings listed in this staff report, testimony and the request received, I recommend that the Commission confirms the current status of this building as a contributing structure in the Avenues Historic District.

MOTION: Based on the analysis and findings listed in this staff report, testimony and the request received, I move that the Commission confirms the current status of this building as a contributing structure in the Avenues Historic District.

THE REQUEST

The applicant requests that the status of the current building is changed from Contributing to Noncontributing, with the intention of demolishing the current building and constructing a new building on the site. The intention would be that the new building would “look like the homes of the same era, using the same styles and materials that were available at that time period.”

To support the request, the applicant includes an engineer’s report by Reeve & Associates and cites several specific issues throughout the building, as identified below in the order they are presented in their statement:

- “The home is in dangerous condition”
 - “It is currently being held up by the rotten siding on the outside of the home”
 - “There are issues with every area of the home”
 - “The foundation is crumbling and is currently not supporting any of the home”
 - “The studs in the walls have been deteriorated to the point that the bottom 1/3 of them are completely missing”
 - “The floor joists are rotten and not supporting the floor any longer”
 - “There are large amounts of water damage, and termite issues”
 - “Originally built with soil used as the bearing for the home, over the years this has caused the deterioration of the home”,
- And in relation to its current role and condition:
- “The home is in its current shape due to a poor original design not neglect”
 - “We believe that the loss of this structure will not negatively affect the surrounding area”
 - “There are no aesthetically pleasing sections of the home”
 - “It has inferior construction and design and is the ugliest looking home in the area”
 - “The owner has done a wonderful job restoring the adjacent building and is dedicated to making the property the best it can be”

This request and supporting information form Attachment D to this report.

BACKGROUND & CONTEXT – THE AVENUES HISTORIC DISTRICT & THE STRUCTURE

The site and building, identified as 480 6th Avenue and more specifically 287 G Street, are located at the south-west corner of 6th Avenue and G Street in the Avenues Historic District, on the same parcel as the adjacent commercial building to the west. Constructed around 1870, the building is a single story dwelling with partial basement. The building appears to be the earliest of the grouping of buildings on this site, it is adjacent to the c.1900 commercial store to the west, and is linked with a subsequent brick-built workshop/garage along its south side. Refer to sequence of Sanborn Maps in Attachment C.

LOCATION PLAN



Historic Architectural Surveys

No. 287 G Street is described in the 2007/8 Reconnaissance Level Survey (RLS) of The Avenues as a ‘vernacular’ ‘cross-wing single dwelling’, dated to approximately 1870, and evaluated as a ‘B - Eligible’ contributing structure in the historic district. The construction is wood frame, with broad shiplap siding.

This ‘B – Eligible’ evaluation is described in the methodology of The Avenues RLS report as:

“Built within the historic period and retains integrity; good example of type or style, but not as well executed as “A” buildings; more substantial additions or alterations than “A”; eligible for National Register as part of a potential historic district, or primarily for historical rather than architectural reasons. [Additions do not detract and alterations may be reversible]”

The building, 287 G Street, is evaluated in the 1979 Avenues Survey as ‘contributory’, dated to ca. 1870, and includes the following description:

“This is a one story cottage, probably added to over the years. Possibly at one time it consisted of two gable-roofed wings forming an ‘L’. Today there is a gabled front bay and a north truncated hip-roofed section that may incorporate the rear let of the ‘L’, indicated by the strange placement of the chimneys. Windows are double hung. There is a paneled front door with a transom above. Walls are of ship-lap wood siding.”

“The materials and massing of this house contribute to the architectural character of the Avenues. Its present form may result from a late 19th century remodeling of an earlier and simpler vernacular house. It is one of the oldest houses in the Avenues.”

The Avenues 2007/8 Report identifies only 28 buildings (1%) in the Avenues Historic District from its Earliest Settlement Period, 1860 -79. This building is one of the 28. The survey extracts are included in Attachment C of this report.

Ordinance Provisions

The Ordinance (21A.34.020.B Definitions) defines a Contributing Structure:

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

It defines a Noncontributing Structure as:

“A noncontributing structure is a structure within the H historic preservation overlay district that does not meet the criteria listed in subsection C10 of this section. The major character defining features have been so altered as to make the original and/or historic form, materials and details indistinguishable and alterations are irreversible. Noncontributing structures may also include those which are less than fifty (50) years old.”

Subsection C.10 of the Ordinance outlines these criteria as:

“Standards For The Designation Of A Landmark Site, Local Historic District Or Thematic Designation: Each lot or parcel of property proposed as a landmark site, for inclusion in a local historic district, or for thematic designation shall be evaluated according to the following:

- A. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
 - 1) Events that have made significant contribution to the important patterns of history, or
 - 2) Lives of persons significant in the history of the city, region, state, or nation, or
 - 3) The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or
 - 4) Information important in the understanding of the prehistory or history of Salt Lake City; and
- B. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the national register of historic places;”

The Ordinance criteria draw directly from the national preservation methodology and evaluation criteria developed by the U.S. Department of the Interior for the Secretary of the Interior’s Standards for Historic Preservation. In relation to criterion B, the National Park Service provides clarification and guidance on the

definition of the seven aspects of “physical integrity” in National Register Bulletin 15 ‘How to Apply the National Register Criteria for Evaluation’. An extract from this Bulletin is provided as Attachment E to this report.

CONSIDERATIONS

Significance

The building has been evaluated as ‘contributing’ in the 1979 and the 2007 Avenues surveys. In relation to criterion A in the Ordinance, the 1979 survey, under Historical Significance, identifies it as contributing to the architectural character of the Avenues in relation to materials and massing, with notes on possible early alterations. It is also identified as one of the oldest houses in the Avenues. The 2007 survey, although brief in its individual building entries, and confirming the status of this building, also identifies in the survey report that there were only 28 buildings from the earliest two decades of Avenues development at that point in time. This would tend to emphasize the importance of those that remain. Since no notable alterations have taken place since these two surveys, staff would conclude that the historic and architectural significance of this building has not changed, and would thus retain its contributing status.

The condition of the building, in terms of the information submitted and summarized above, undoubtedly prompts attention and remedial action. Some of this condition may be due to the initial form of construction. Some of its current condition can be attributed to subsequent deferred maintenance and inattentive interventions to include those which appear to have set the exterior ground levels increasingly above the foundations of the walls of the structure, notable along the north and west walls. Externally however much of the building remains intact, and consequently retains its architectural and historic significance. It would appear that its structural integrity would warrant some remedial intervention.

Integrity

In relation to the seven aspects of Integrity as defined by the National Park Service several observations can be made.

Location: The building remains on its original site, and has been identified in previous survey findings as being one of the oldest buildings in the Avenues. This aspect of integrity appears to be intact.

Design: This is and has always been a modest building, and while having suffered internally in terms of its framework, externally remains largely intact.

Setting: The character of the setting of the building, albeit generally later than the construction date of this building itself, remains largely intact. There are many contributing buildings defining the character of this part of the Avenues, although few within this context of this age.

Materials: This structure retains the key exterior materials dating from the period of its historic significance.

Workmanship: The workmanship associated with this structure remains largely intact, although structural soundness has been compromised in several respects by site conditions.

Feeling: The building continues to express the character of the period in which it was built with subsequent alterations, and thus contributes to the historic and architectural character of the Avenues.

Association: The 1979 survey identifies the associations with the original owner, and between this building and the owner of the later adjacent grocery store. Both buildings remain as physical witness to the latter association, and this building remains as the home of the initial owner, Samuel S. Sadler, until c.1920. The building documents aspects of the historical evolution of this part of the Avenues.

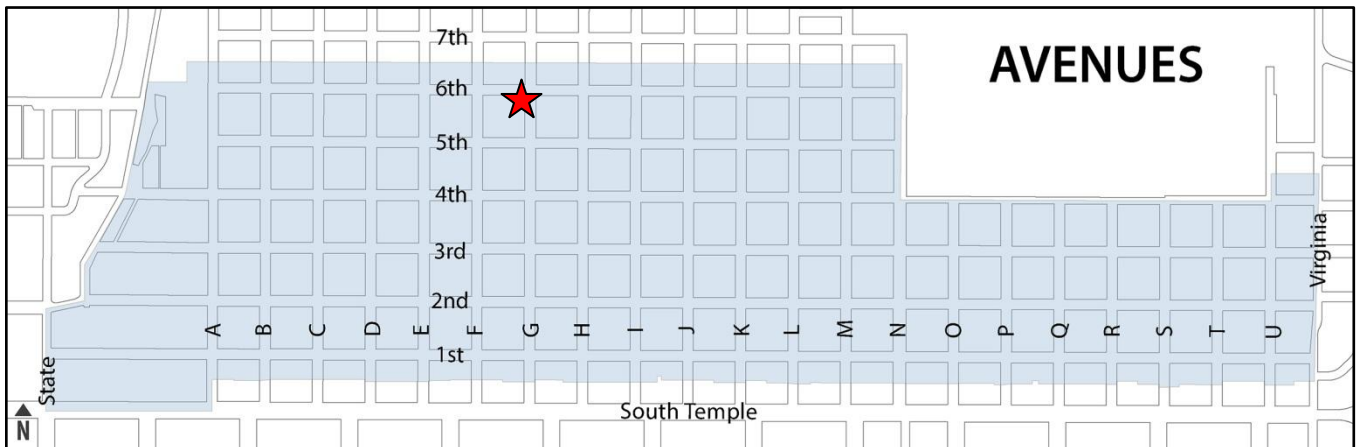
Staff would conclude, on the basis of the above, that the Integrity of the building, as variously defined, remains largely intact.

ATTACHMENTS:

- A.** Historic District Map
- B.** Photographs
- C.** Surveys & Sanborn
- D.** Status Request & Supporting Information
- E.** National Register Bulletin 15 - *How to Apply the National Register Criteria for Evaluation*. Extract

ATTACHMENT A: HISTORIC DISTRICT MAP

★ *Approximate project location*



ATTACHMENT B: PHOTOGRAPHS



6th Avenue



G Street



2007 RL Survey Photograph





North Facade



South-West Corner



South- East Corner



North-West Corner



North-East Corner

ATTACHMENT C: SURVEYS & SANBORN

Researcher: Kathryn L. MacKay/Jessie Embry
Date: July 1979/January 1979

Site No. _____

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

1
IDENTIFICATION

Street Address: 287 G Street, Salt Lake City Plat D Bl. 77 Lot 4
Name of Structure: T. R. S.
Present Owner: UTM:
Owner Address: Tax #:

2
AGE/CONDITION/USE

Original Owner: Samuel Sadler Construction Date: ca. 1870 Demolition Date:
Original Use: single family
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

3
STATUS

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

4
DOCUMENTATION

Photography:
Date of Slides: May 1979 Date of Photographs:
Views: Front Side Rear Other
Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

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

Salt Lake County records.
Salt Lake City directory, 1869-.
"Samuel S. Sadler," Deseret News, October 14, 1920, p. 2.

Architect/Builder:

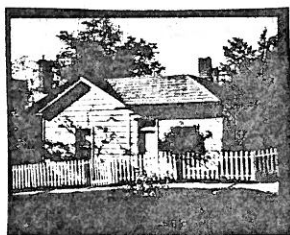
Building Materials: frame

Building Type/Style:

Description of physical appearance & significant architectural features:

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

This is a one-story cottage, probably added to over the years. Possibly at one time it consisted of two gable-roofed wings forming an "L". Today there is a gabled front bay and a north truncated hip roofed section that may incorporate the rear let of the "L", indicated by the strange placement of chimneys. Windows are double-hung. There is a panelled front door with a transom above. Walls are of ship-lap wood siding.



Statement of Historical Significance:

- Aboriginal Americans
- Agriculture
- Architecture
- The Arts
- Commerce

- Communication
- Conservation
- Education
- Exploration/Settlement
- Industry

- Military
- Mining
- Minority Groups
- Political
- Recreation

- Religion
- Science
- Socio-Humanitarian
- Transportation

The materials and massing of this house contribute to the architectural character of the Avenues. Its present form may result from a late 19th century remodelling of an earlier and simpler vernacular house. It is one of the oldest houses in the Avenues.

Samuel S. Sadler (-1920) came to Utah from England in 1865. He is first listed at this location in the 1874 city directory. According to his obituaries he was a gardner and a lover of roses. His funeral was at his neighbor's house, Albert M. Olson, who lived at 283 G Street. He lived in this house for over fifty years.

Olson bought this house in 1919 from Sadler. Olson also owned the store at 480 6th Avenue. He maintained this house as rental.

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

BATCH KEY
1804009055

Property Type: 111

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 00287 G ST

UTM: 10638 10639

Name of Structure:

T. 01.0 N R. 01.0 E S. 31

Present Owner: MAYO, VANDORA D. & LENA J.
1865 E 3780 S

Owner Address: SLC, UTAH
84105

Year Built (Tax Record): 1905 Effective Age: 1905 Tax #: 04 1188

Legal Description 01 Kind of Building: RESIDENCE

COM AT NE COR LOT 4 BLK 77 PLAT D SLC SUR W 82.5 FT S 45.77 FT E 82.5 FT N 45.77 FT TO BEG

STATUS/USE 2

Original Owner:

Construction Date:

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

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

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

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 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.):

Researcher:

Date:



280 N “G” Street
B



281? N “G” Street
(outbuilding)



283 N “G” Street
B



287 N “G” Street
B



306 N “G” Street
B



312 N “G” Street
C



318 N “G” Street
B

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

“G” Street — Avenues Historic District (SLC Landmark District)

RLS 2007-2008, PAGE 5

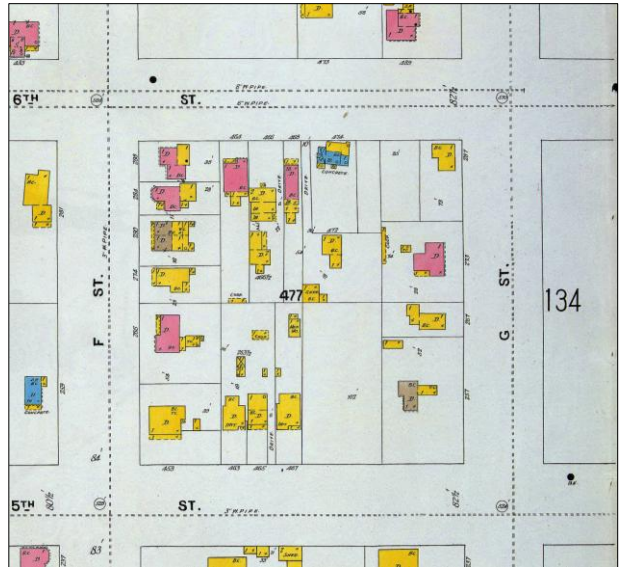
Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
280 N G STREET	B	1/0 2	1890	DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	08	RECENT REHAB N04
283 N G STREET	B	0/0 1.5	1911	CLAPBOARD SIDING STUCCO/PLASTER	BUNGALOW ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	08	N04
287 N G STREET	B	0/ 1	1870	DROP/NOVELTY SIDING	VERNACULAR	CROSSWING SINGLE DWELLING	08	ATTACHED TO 480 6TH AVE N04
306 N G STREET	B	0/1 1	1940	ALUM./VINYL SIDING	EARLY RANCH (GEN.)	EARLY RANCH / SINGLE DWELLING	08	HISTORIC SIDING? N04
312 N G STREET	C	0/1 1	1940	ALUM./VINYL SIDING	POST-WWII: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	08	NEW SIDING & WINDOWS N04
318 N G STREET	B	0/1 1	1940	CLAPBOARD SIDING WOOD:OTHER/UNDEF.	POST-WWII: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	08	N04

?=approximate address

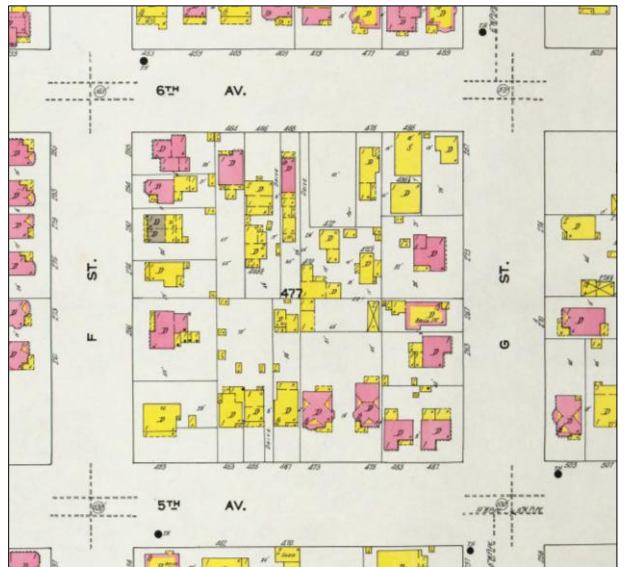
Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterd D=ineligible/out of period U=undetermined/lack of info X=demolished

SANBORN

1898



1911



1949



ATTACHMENT D: STATUS REQUEST & SUPPORTING INFORMATION



HP: Demolition

Demolition of Landmark Site

Demolition of Contributing Structure

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:

Address of Subject Property:
287 G Street , Salt Lake City plat D bl. 77 lot 4

Name of Applicant: Pamella Jones / Ryan Willden	Phone: 801-867-2101
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Address of Applicant:
1381 east Browning Ave. Salt Lake City 84105

E-mail of Applicant: rydragoninc@gmail.com	Cell/Fax: 801-707-9489
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
6th ave properties / Pamella Jones

E-mail of Property Owner: pamellajones@msn.com	Phone: 801-867-2101
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AVAILABLE CONSULTATION

→ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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REQUIRED FEE

→ Filing fee of \$485, plus additional cost of postage for mailing notice.

SIGNATURE

→ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

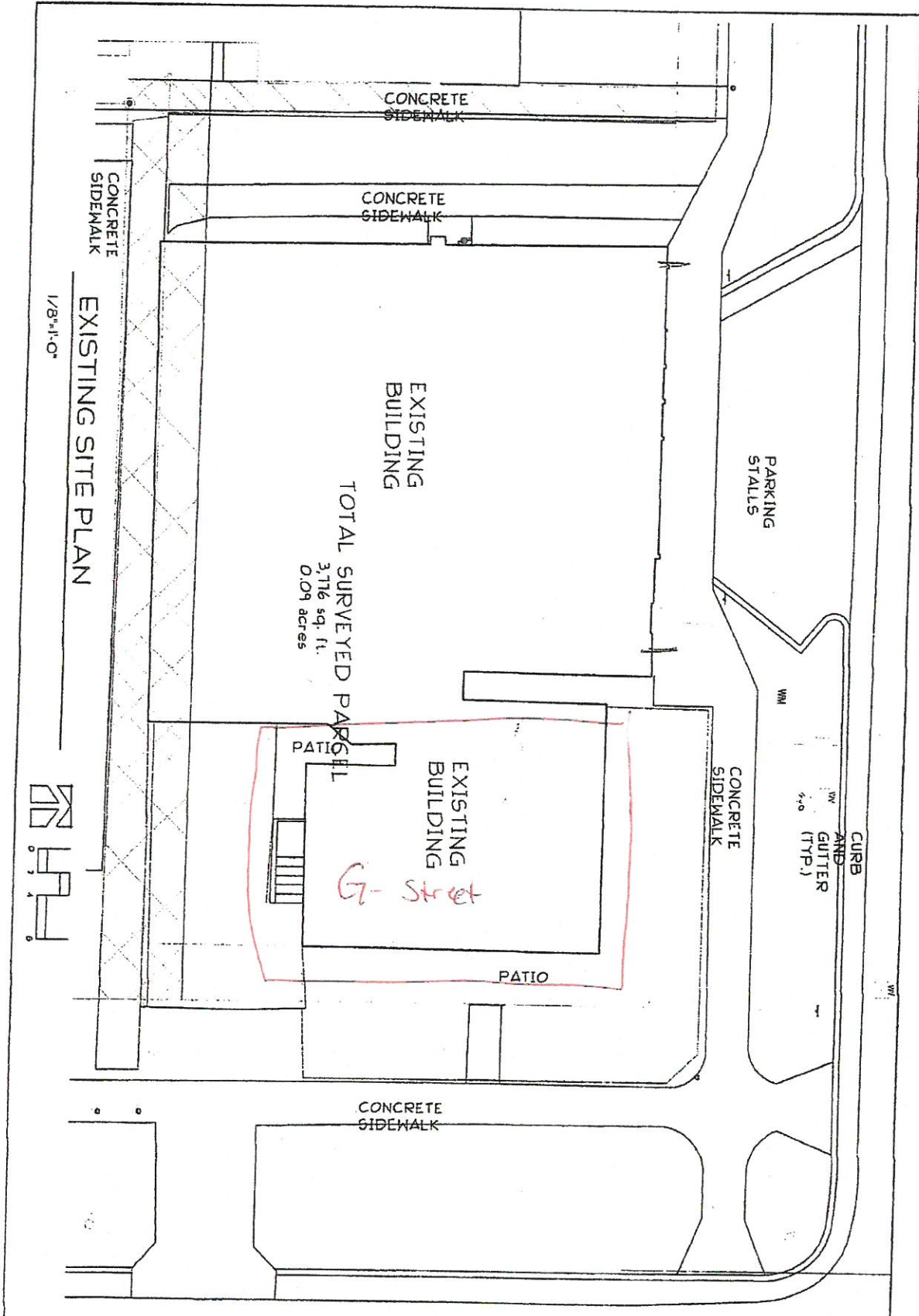
Signature of Owner or Agent: Pamella Jones-	Date: 4-14-2016
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SALT LAKE CITY PLANNING

Project: demolition of home
Location: 287. North G Street Salt Lake City, Utah
Date: May 16, 2016

Overview:

The home located at 287 North G Street in Salt Lake City is in dangerous condition. It currently is being held up by the rotten siding on the outside of the home. There are issues with the every area of the home. The foundation is crumbling and is currently not supporting any of the home. The studs in the walls have been deteriorated to the point that the bottom 1/3 of them are completely missing. The floor joists are rotten and not supporting the floor any longer. There are large amounts of water damage, and termite issues. The home was originally built with soil used as the bearing pad for the home, over the years this has caused the deterioration of the home. The home is now in its current shape due to a poor original design not neglect. A structural engineer has visited the site and has provided a letter to address the structural issues with the home. (See attached letter) We believe that the loss of this structure will not negatively affect the surrounding area. There are no aesthetically pleasing sections of the home. It has inferior construction and design and is the ugliest looking home in the area. The owner has done a wonderful job restoring the adjacent building and is dedicated to making the property the best it can be. The owner would like to have the status of the property changed from contributing to noncontributing. She wants to have the home demolished and permission to build a new home in its place. The new home would be built to look like the homes from the same era, using the same styles and materials that were available at that time period.



AS-101
1/8"=1'-0"

480 E STREET, SALT LAKE CITY, UT 84103
REMODEL - PERMIT SET

1234 EAST BROADWAY AVE
SALT LAKE CITY, UT 84103
TEL: 313-444-4444

Researcher: Kathryn L. MacKay/Jessie Embry
Date: July 1979/January 1979

Site No. _____

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION 1

Street Address: 287 G Street, Salt Lake City Plat D Bl. 77 Lot 4
Name of Structure: T. R. S.
Present Owner: UTM:
Owner Address: Tax #:

2

AGE/CONDITION/USE

Original Owner: Samuel Sadler Construction Date: ca. 1870 Demolition Date:
Original Use: single family
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

3

STATUS

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

4

DOCUMENTATION

Photography: Date of Slides: May 1979 Date of Photographs:
Views: Front Side Rear Other Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Salt Lake County records.
Salt Lake City directory, 1869-.
"Samuel S. Sadler," Deseret News, October 14, 1920, p. 2.

287 G Street - ca. 1870

5
ARCHITECTURE

Architect/Builder:

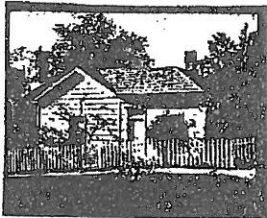
Building Materials: frame

Building Type/Style:

Description of physical appearance & significant architectural features:

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

This is a one-story cottage, probably added to over the years. Possibly at one time it consisted of two gable-roofed wings forming an "L". Today there is a gabled front bay and a north truncated hip roofed section that may incorporate the rear let of the "L", indicated by the strange placement of chomneys. Windows are double-hung. There is a panelled front door with a transom above. Walls are of ship-lap wood siding.



6
HISTORY

Statement of Historical Significance:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

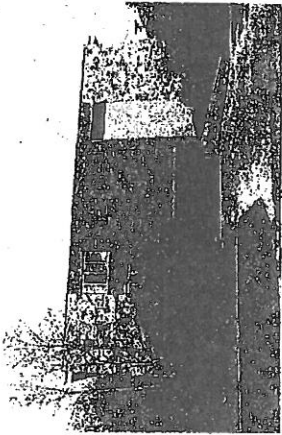
The materials and massing of this house contribute to the architectural character of the Avenues. Its present form may result from a late 19th century remodelling of an earlier and simpler vernacular house. It is one of the oldest houses in the Avenues.

Samuel S. Sadler (-1920) came to Utah from England in 1865. He is first listed at this location in the 1874 city directory. According to his obituaries he was a gardner and a lover of roses. His funeral was at his neighbor's house, Albert M. Olson, who lived at 283 G Street. He lived in this house for over fifty years.

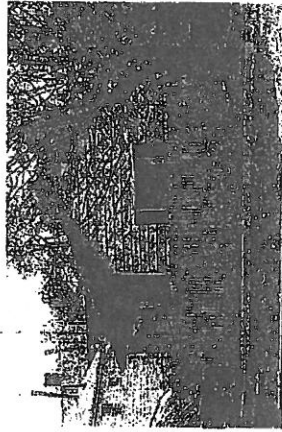
Olson bought this house in 1919 from Sadler. Olson also owned the store at 480 6th Avenue. He maintained this house as rental.

AVENUES HISTORIC DISTRICT (SLC Landmark District)
Salt Lake City, Salt Lake County, Utah

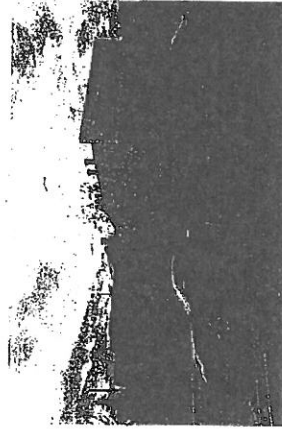
RECONNAISSANCE LEVEL SURVEY - 2008
6th Avenue, Page 6



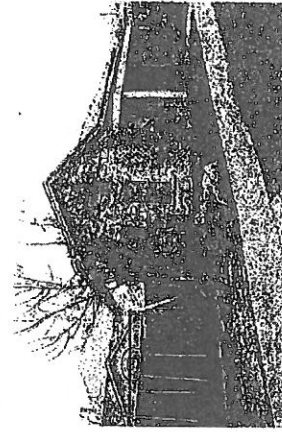
475-479 E 6th Avenue
D



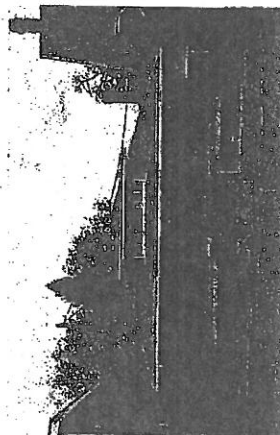
478 E 6th Avenue
B



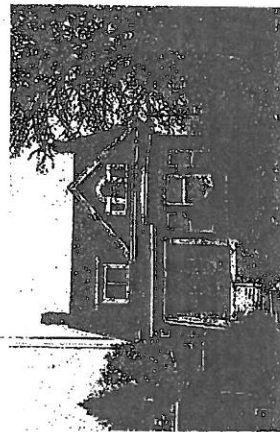
480 E 6th Avenue
B



480 E 6th Avenue
(see also 287? G Street)



483 E 6th Avenue
B



489 E 6th Avenue
B



504 E 6th Avenue
B



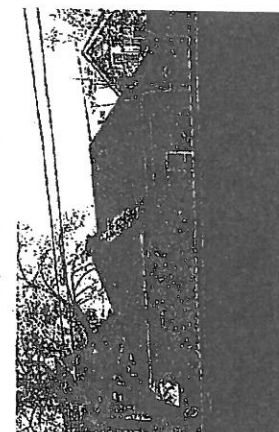
508 E 6th Avenue
B



514 E 6th Avenue
A



515 E 6th Avenue
D



518 E 6th Avenue
B (view from 5th Ave)



465 E

475 E

483 E

489 E

312 N

306 N

6th Ave

480 E

Gist

474 E

478 E

504 E

466 E

468 E

283 N

281 N

279 N

280 N

470 E

273 N

276 N

467 E

463 E

473 E

475 E

267 N

270 N

263 N

503 E



70th
Anniversary
1945-2015



Structural Evaluation and Recommendations

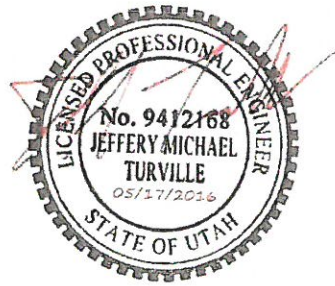
for

287 G Street
Salt Lake City, Utah

submitted to:

Dragon Inc. c/o Ryan Willden
1484 West Muletrain Drive
Bluffdale, Utah

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contact:
Jeff Turville, PE
jturville@reeve-assoc.com
5160 South 1500 West
Riverdale, Utah 84405
801.621.3100

May 2016
Ref: 6547-03

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1 Executive Summary

General observations:

- Many bearing wall studs have rotted out at the connection to the floor which has caused severe settlement of the roof and main floor walls.
- Many floor joists have rotted out at the connection to the foundation walls which has contributed to the severe settlement of the main floor in the north east corner and west wall.
- The north wall and possibly a portion of the west wall appear to currently retain soil. This has likely caused the bearing wall studs and exterior sheathing to become saturated and eventually rot out to the point of failure.
- The original connection to the foundation of the bearing wall studs and floor joists was difficult to locate due to deterioration and will need to be re-established in order to provide an adequate load transfer path to the foundation.

While the repair of some elements may be considered, a large portion of the exterior bearing walls and floor framing are of particular concern and currently appear to be in a state which is likely beyond repair. The repair and/or replacement of these items, due to their location, would likely involve the removal of the structure above to simply access the damaged areas. The wall and floor structural elements do not appear to be properly attached to an adequate foundation. The current foundation is deteriorating and does not appear to provide an adequate attachment or load path to transfer the necessary forces. These items should be considered critical to the integrity of the structure. The historic nature of the structure has been noted; however the extent of the deteriorated elements will require a large portion of the structure to be replaced. It should be considered that it may be more beneficial, both economically and structurally, for all parties involved to build a new building which has a similar architectural look and feel to match the surrounding neighborhood yet meets the current code requirements.

2 Project Overview

The single family residence at 287 G Street in Salt Lake City, Utah is approximately 670 square feet with a partial basement. The home appears to be constructed on a rubble foundation with concrete added in some areas. The walls appear to be wood framed with a wood framed roof. The current exterior appears to be original wood siding with vinyl siding on the rear. The roof and floor sheathing appear to be horizontal lumber planks. The date of original construction is unknown but appears to have been built approximately in the early 1900's. It appears there may have been an addition or modification to the original structure at an unknown date which has partially connected the home to the adjacent garage. The addition appears to be constructed with newer, yet similar materials.

In April 2016, Reeve & Associates was contracted to perform a structural evaluation and provide recommendations, where possible, to return the building to a performance level as close as possible to the originally intended structural performance.

The scope of work to be performed herein includes:

1. Perform a structural observation of the site to provide a visual baseline of the current condition of the structure and its connecting elements.
2. Provide recommendations, where possible, to return the integrity of the structural connections and the wood components as close as possible to the original intent.

3 Evaluation Procedure

On April 26, 2016, Jeff Turville of Reeve and Associates performed a visual assessment of the current condition of the structure. Observations were made of the accessible areas of the existing building. No building plans were made available. The age of the structure was estimated based on experience. The interior finishes had been mostly removed prior to the site visit but appeared to wood lath and plaster. The roofing materials and exterior finishes were still in place as of the date of the site visit. Reinforcing and details of the concrete/rubble foundation were not available hence examination of their adequacy along with an examination of foundations is beyond the scope of services provided herein.

The structural performance basis for this evaluation comes from the International Building Code chapter 34 section 3405, which states that repairs shall be allowed which restore the building to its pre-damage state using material properties and design strengths applicable at the time of original construction. New members and connections are required to comply with current detailing standards and practices. These recommendations for repair are being requested on behalf of the owner and the Salt Lake City Building Department. The extent of the repairs to be conducted after receiving this report and recommendations are at the discretion of the Salt Lake City Building Department.

4 Evaluation Results & Repair Recommendations

The following table identifies structural inadequacies and recommended repair actions.

No.	Inadequacy	Recommended Repair	Photo No.	Schematic Sketch
S-1	Deteriorated bearing wall studs, lumber plank wall sheathing.	Remove rotten or damaged bearing wall studs. Replace with new studs. Remove rotten lumber wall planking, replace with new OSB sheathing or new lumber planking. New planking should be installed with at least (3) 8d nails per stud with (5) 8d nails at each plank end. Joints should offset at least one stud space and should be at least two planks between joints on the same support.	1,2,8,10	
S-2	Inadequate load path/connection at deteriorating foundation	Foundation should be replaced or repaired with adequate reinforcing to transfer both vertical and lateral forces. Provide new sill plate to attach floor framing.	5,7	
S-3	Inadequate load path at roof to wall connection.	Add blocking between rafters at top of wall, provide nailing or metal clip from roof sheathing to blocking and blocking to top of wall. Add additional stud at roof rafter bearing locations. Revise roof framing so rafters fully bear on wall and not on adjacent ceiling joist.	3,9	2
S-4	Deteriorated floor joists, non-treated wood embedded in concrete.	Remove rotten or deteriorated floor joists, new floor joists should bear on a pressure treated sill plate attached to the foundation.	1,4,5,10	3

S-5	Inadequate support at wall openings.	Provide adequate header at wall openings. Support header with trim studs and full height king studs on each side of opening.	11	1
S-6	Severe settlement/partial collapse at west wall.	Replace deteriorated studs and floor joists. Repair or replace foundation to provide adequate bearing location for framing.	10,12	
S-7	Inadequate grading and north and west side.	Wood framed walls are not intended to retain soil. Lower finished grade elevation as needed to prevent soil from bearing against exterior walls. Revise exterior grading to provide adequate drainage away from the home.	13,14	

5 Disclaimer

This report is based on general visual observations, national standards, and typical methods and data currently available and generally used by the structural engineering profession. No warranty is given, expressed or implied, that all conditions were observed, or that the methods used will not change or improve in the future. It is likely that during the construction phase that additional information will become available that will affect these recommendations. Contingencies should be in place to cover this possibility.

The opinions expressed in this report represent our professional view, based on the information made available to us. In developing these opinions, we have exercised a degree of care and skill commensurate with that exercised by reputable structural engineers of this location. No other warranty, expressed or implied, is made as to the professional advice included in this report.

6 References

ASCE, (2010), *Minimum Design Loads for Buildings and Other Structures*, ASCE 7-10, American Society of Civil Engineers, Reston, Virginia.

IBC (2012). *International Building Code*, International Code Council, Country Club Hills, IL.



Appendix A Photos

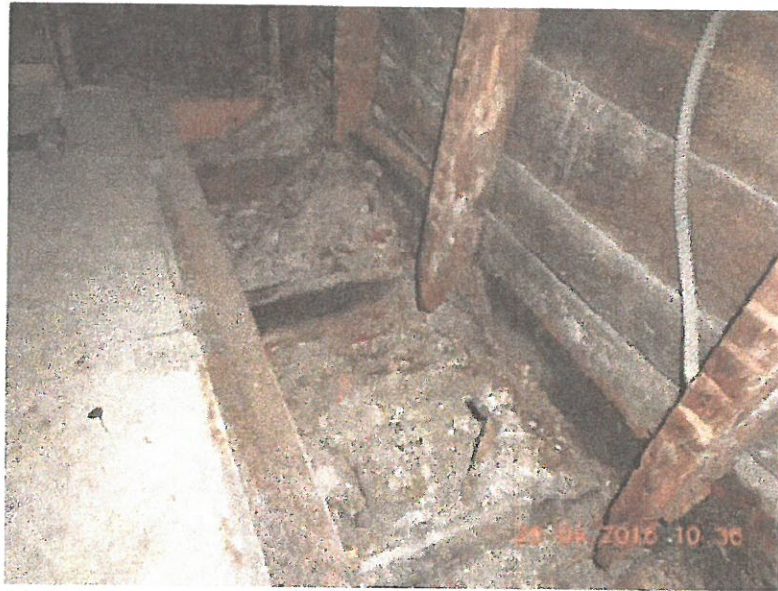


Photo 1 –Deteriorated wall studs and floor joists

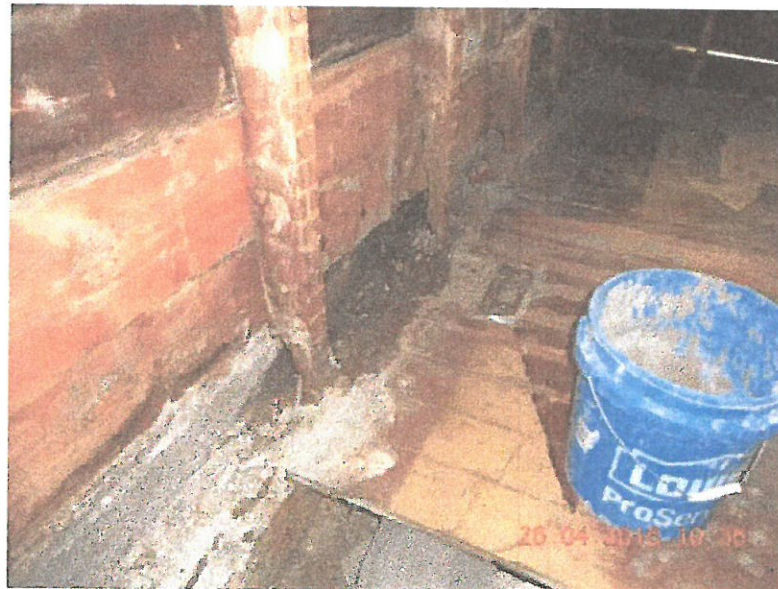


Photo 2 – Deteriorated wall studs and floor joists

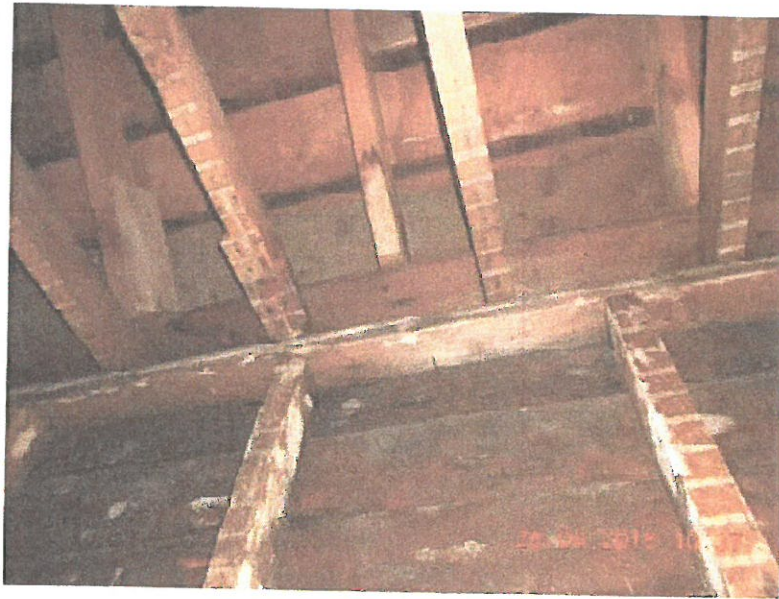


Photo 3 – Discontinuous load path at roof to wall connection

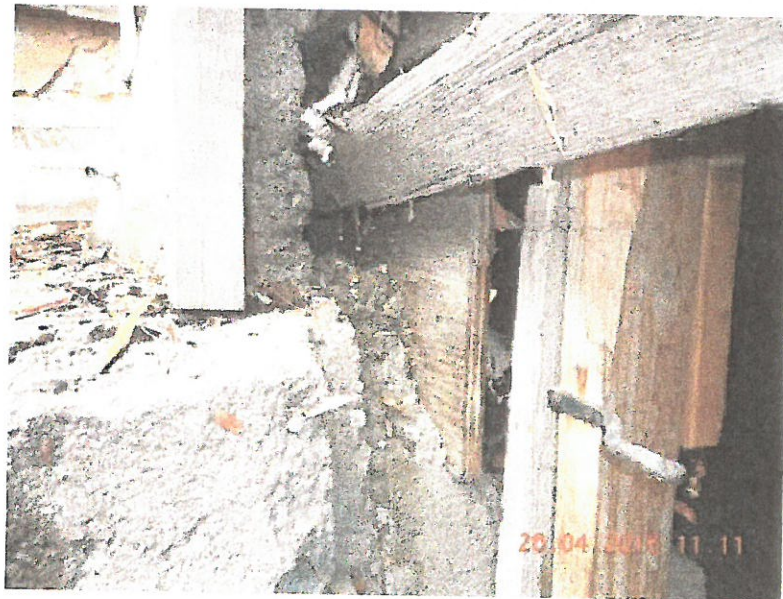


Photo 4 – Non-treated wood embedded in concrete



Photo 5 – Inadequate load transfer connection at deteriorating foundation



Photo 6 – Apparent added shoring for floor support



Photo 7 – Inadequate load transfer connection at deteriorating foundation



Photo 8 – Masonry infill in wall cavity

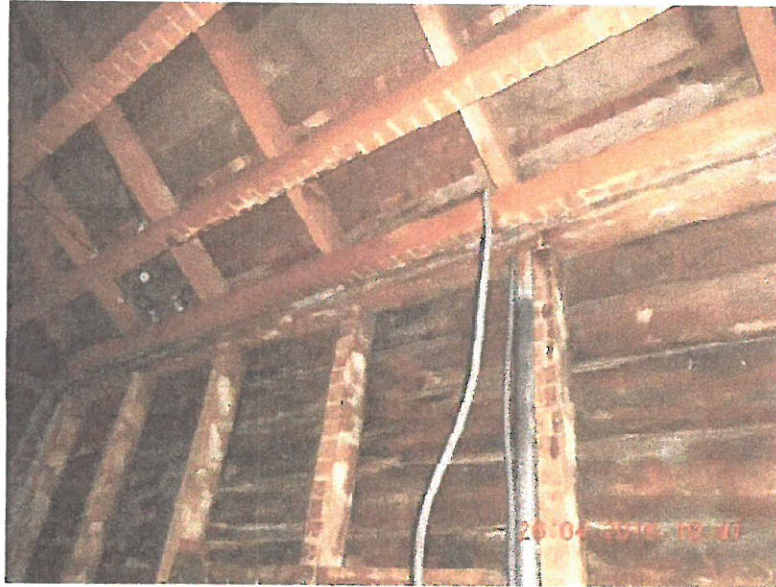


Photo 9 – Inadequate load path, rafters bearing on ceiling joist



Photo 10 – Deteriorated foundation, sill plate, studs, and floor joists



Photo 61 – No headers, king studs at wall openings



Photo 72 – Apparent settlement at west wall



Photo 13 – Retained soils at the north exterior wall



Photo 14 – Retained soils at the north exterior wall

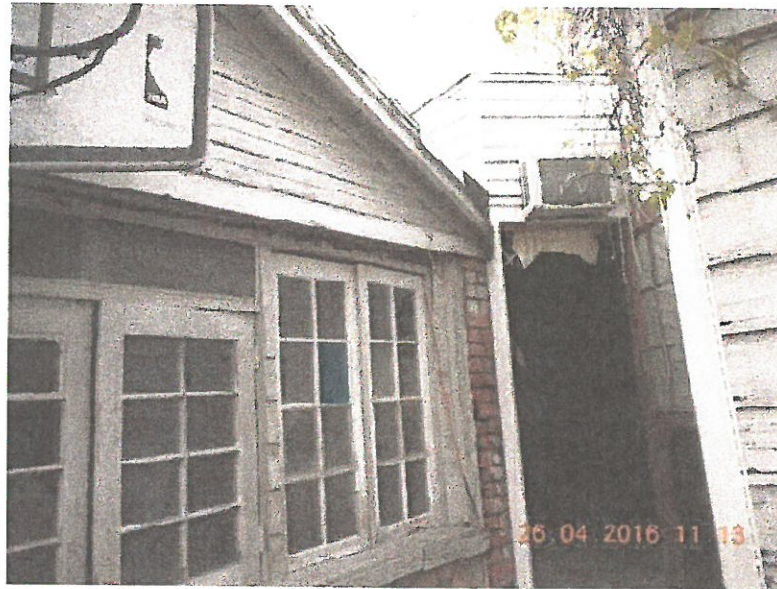


Photo 15 – Apparent addition between home and adjacent garage

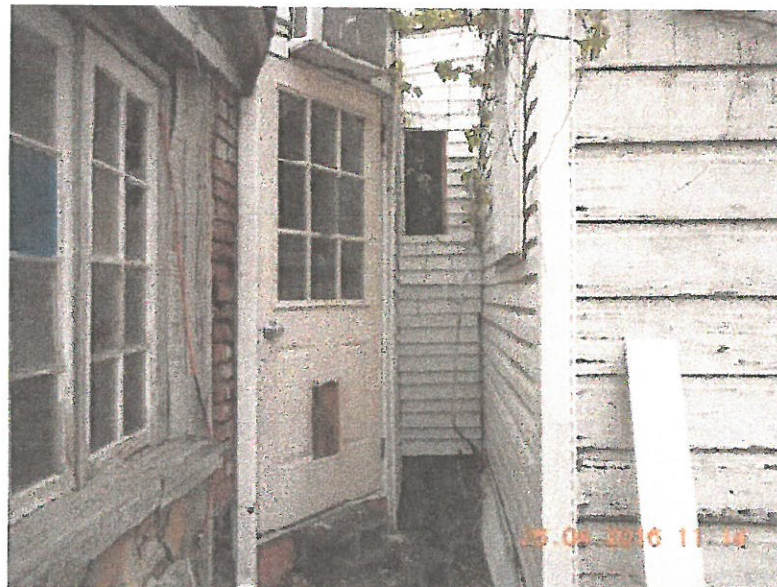


Photo 16 – Apparent addition between home and adjacent garage



Appendix B Representative Repair Details

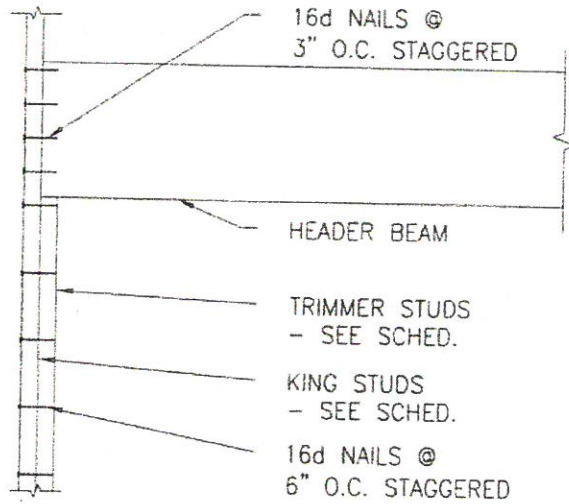


Reeve & Associates, Inc.

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287 G STREET
 SALT LAKE CITY, UTAH

Date:	MAY 2016	Project Number:	6547-03
Engineer:	J.M.T.	Drafter:	J.M.T.



2x4 WALL FRAMING		
OPENING SIZE	KING STUDS	TRIMMER STUDS
UP TO 6'-0"	(1) 2x4	(2) 2x4

1

HEADER CONNECTION DETAIL

SCALE: NONE



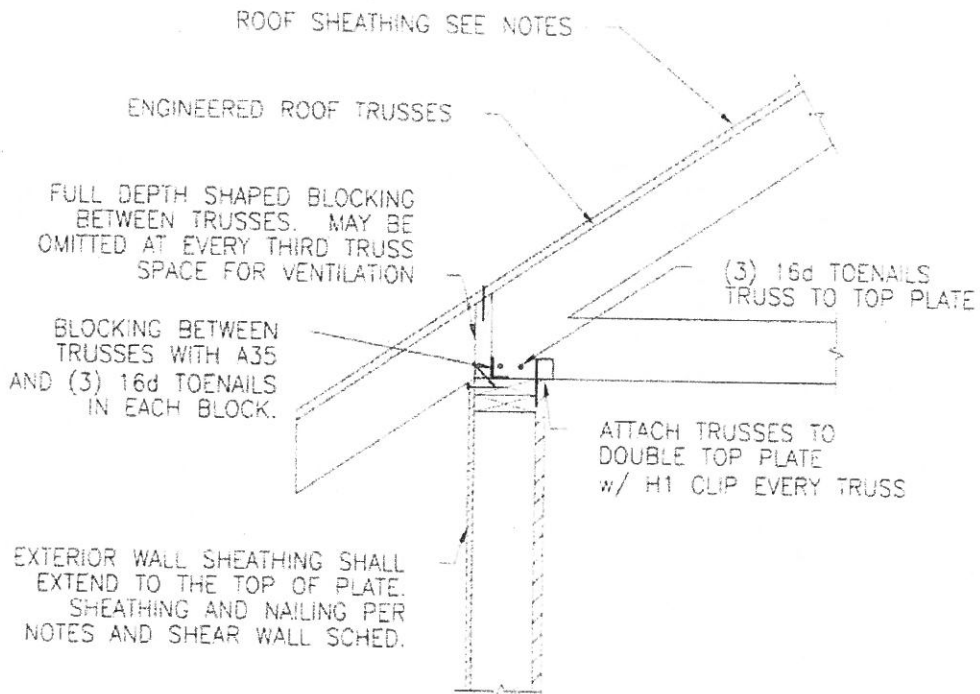
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Engineer:	J.M.T.	Drafter:	J.M.T.
		Sheet	
		Sheets	



2

TRUSS AT EXTERIOR WALL, TYP.

SCALE: NONE



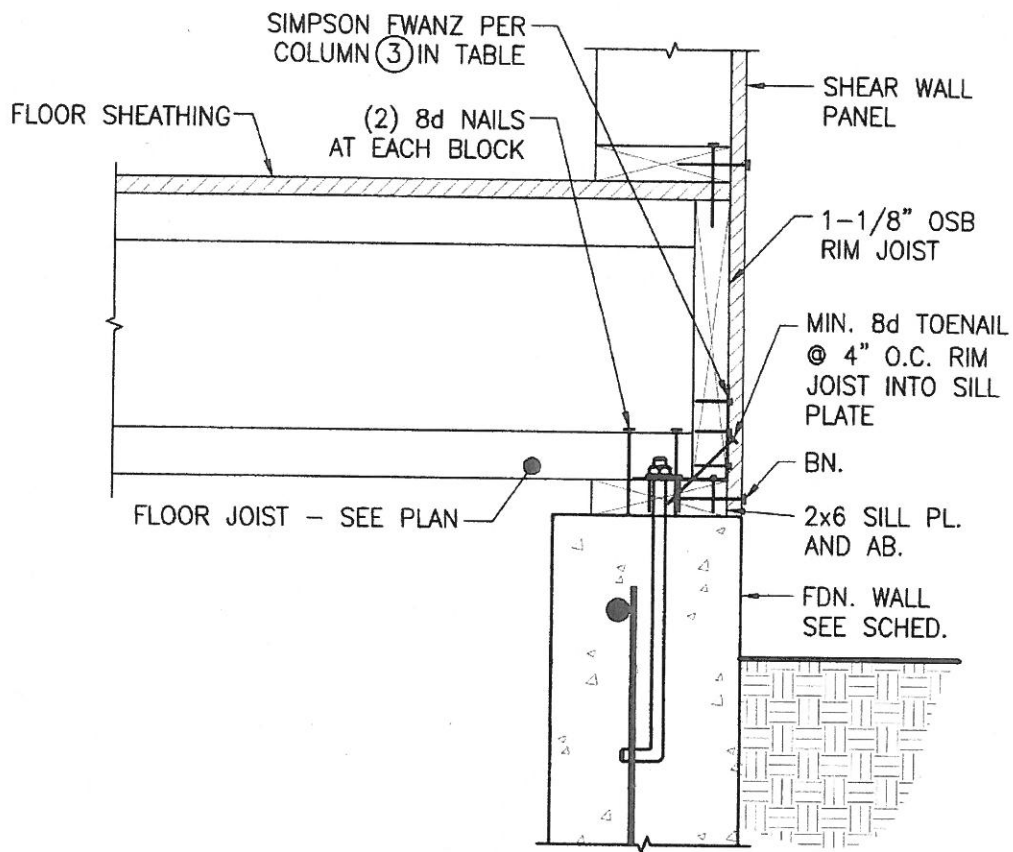
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		Sheet	
			Sheets



3 TYPICAL FLOOR JOIST CONNECTION
SCALE: NONE

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ATTACHMENT E: NATIONAL REGISTER BULLETIN 15 –
How to Apply the National Register Criteria for Evaluation. Extract



NATIONAL REGISTER BULLETIN

HOW TO APPLY THE NATIONAL REGISTER CRITERIA FOR EVALUATION

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

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

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

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

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

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

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

SEVEN ASPECTS OF INTEGRITY

- Location

Design

- Setting
- Materials
- Workmanship
- Feeling
- Association

Understanding the Aspects of Integrity

Location

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

Design

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

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

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

Setting

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

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

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

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

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

Materials

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

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

Workmanship

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

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

Feeling

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

Association

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

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

ASSESSING INTEGRITY IN PROPERTIES

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

The steps in assessing integrity are:

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

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

DEFINING THE ESSENTIAL PHYSICAL FEATURES

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