

Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission
From: Lex Traugher, Senior Planner
Date: January 7, 2016
Re: University Historic District Reconnaissance Level Survey (RLS) Update
Part 2

History

A discussion of the update of the University Historic District survey was heard by the HLC on December 3, 2015. Draft minutes from this hearing are attached for reference (Attachment A). Two property owners in the district, Esther Hunter (337 S 1100 E) and Jeff Taylor (1126 E. Thistle Ave), spoke to the HLC regarding the rating of their respective properties. Commissioners were sent, on the afternoon of the hearing, an analysis provided by the State Historic Preservation Office highlighting building rating changes between the 1995 survey and the proposed 2105 survey. These rating changes are included for review (Attachment B).

At this time, the Planning Division is requesting that the Historic Landmark Commission continue to take public comment, review, and accept the updated 2015 University Historic District reconnaissance level survey.

Recommendation

Based upon a review of the 2015 University Historic District reconnaissance level survey, Planning Staff recommends the Historic Landmark Commission accept the survey with the following rating modifications:

1. 337 S. 1100 East – Change the rating from “NC – Non-contributing” to “EC – Eligible Contributing”.
2. 1126 E. Thistle Ave – Change rating from “EC – Eligible Contributing” to “NC – Non Contributing”.

The consultant has also brought several corrections to the survey to Planning Staff’s attention, the following rating modifications are also proposed:

1. 1212 E. 200 South – The rating should be “EC – Eligible Contributing”.
2. 1120 E. 400 South – The rating should be “ES – Eligible Significant”.

If there is further discussion of building ratings, the Historic Landmark Commission may want to table a decision pending further review.

Motion

Based on the information presented in the updated 2015 University District reconnaissance level survey as well as Planning Staff recommendation, I move that the Historic Landmark Commission accept the survey as presented with the modifications noted in this report.

Discussion

Salt Lake City standards for inclusion of a property in a local historic district follow National Park Service criteria. Each lot or parcel of property proposed for inclusion in a local historic district shall be evaluated according to the following:

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

At the December 3, 2015, HLC hearing, two property owners presented material to the Commissioners in order to request that the rating attributed to their properties through the latest survey efforts be reviewed in detail and ratings changed if warranted. Planning Staff has reviewed these two requests and conclude the following:

337 S. 1100 East

The home on the subject property was rated as contributing in the 1995 University District Survey. The proposed 2015 survey indicates that the subject home would now be rated as "NC - Non-contributing". Esther Hunter, the property owner, wanted the HLC to consider a rating of "EC - Eligible Contributing" on her home, and provided documentation to support the proposed rating change (Attachment C).

Since the time of the 1995 survey, Ms. Hunter has made several modifications to the subject home including a substantial addition. She noted in the HLC meeting on December 3, 2015, that the modifications had been reviewed by the HLC in the past and Certificates of Appropriateness had been issued. Planning Staff was able to verify this information and concludes that alterations to the subject property were approved, and therefore said improvement were done in an historically sensitive manner according to City regulations for the modification to contributing structures in an historic district. Further, Planning Staff notes that if the rear addition was removed, the integrity of the original structure would remain. Planning Staff asserts that because improvement were approved by the HLC the subject home should maintain a contributing rating (EC - Eligible Contributing).

1126 E. Thistle Avenue

The structure on the subject property was rated contributing in both the 1995 and the proposed 2015 survey. Jeff Taylor, having an ownership interest in the property, presented multiple documents (Attachment D) to the HLC on December 3, 2015, concerning the subject structure, asserting that said structure should be rated "NC – Non-contributing". The documents presented essentially indicate that the structure has lost its physical integrity and does not meet city criteria for inclusion in a local historic district. Based on the information presented by Mr. Taylor, as well as site observations, and given the location and condition of the said structure, Planning Staff concurs that the structure should be rated "NC – Non-contributing". Should the structure be rated "NC – Non-contributing" as proposed and the structure subsequently demolished according to City regulation, any new construction would be reviewed by the HLC.

Attachments:

- A. Draft HLC Minutes 12/3/15
- B. Building Rating Changes
- C. Documentation for 337 S. 1100 East
- D. Documentation for 1126 E. Thistle Avenue

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Ms. Sherri Murray Ellis, Certus Environmental Solutions LLC, reviewed the area and the significance of the buildings in the proposed area.

The Commission, Staff and Applicant discussed the following:

- If the district boundaries needed to be in line or could be discontinuous.
- If there would be issues in the future with not having continuous boundaries.

PUBLIC HEARING 7:39:51 PM

Chairperson Brennan opened the Public Hearing, seeing no one wished to speak to the petition; Chairperson Brennan closed the Public Hearing.

The Commission discussed the following:

- Notification of the property owners in the proposed district to see if there was interest in a local historic district.
 - Staff met with the property owners but were not advocating for for a local historic district designation.

MOTION 7:42:09 PM

Commissioner Thuet stated in the case of Warehouse National Historic District Expansion, based on the analysis and findings listed in the Staff Report, testimony and the proposal presented, she moved that the Historic Landmark Commission forward a favorable recommendation to the Board of State History to expand the Warehouse National Historic District. Commissioner Peters seconded the motion. The motion passed unanimously.

7:43:01 PM

University Historic District Reconnaissance Level Survey (RLS) Update - Salt Lake City has engaged Beatrice Lufkin to update the survey of existing buildings within the University Local Historic District. The Historic Landmark Commission will consider the survey updates, findings and consider accepting the final report of the survey. The district is roughly bound by South Temple, 500 South, 1100 East to 1300 East and is located in City Council District 4, represented by Luke Garrott. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com .)

Mr. Lex Traughber, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission approve and adopt the University Historic District Survey as presented.

The Commission and Staff discussed the following:

- The notification that was sent to the property owners regarding the proposal.

PUBLIC HEARING 7:49:49 PM

Chairperson Brennan opened the Public Hearing.

Ms. Esther Hunter reviewed the history of her property and her desire to keep it listed as a contributing structure.

Mr. Jeff Taylor stated he was requesting a change from contributing to non-contributing as his property was dilapidated and in disrepair. He reviewed the documents regarding the structure and why the building was no longer contributing. Mr. Taylor stated it was not feasible to repair or replace the home.

The Commission and Mr. Taylor discussed the following

- When Mr. Taylor purchased the property.
- When the changes to the property had occurred.

Chairperson Brennan closed the Public Hearing.

MOTION 8:02:20 PM

Commissioner Thuet stated in the case of University Historic District Reconnaissance Level Survey (RLS) Update, based on the analysis and findings listed in the Staff Report, testimony and the proposal presented, she moved that the Historic Landmark Commission table the issue until a future meeting allowing Staff to further review of the survey. Commissioner Peters seconded the motion. The motion passed unanimously.

8:02:54 PM

Commissioner Thuet excused herself from the meeting.

Fine Tuning of Local Historic District (LHD) Designation Process - Mayor Ralph Becker requests a text amendment in order to fine tune and clarify regulations regarding the designation of local historic districts in Salt Lake City. Changes proposed are intended to clarify language and to make the designation process more transparent. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The changes would apply citywide. Staff contact is Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com .) Case number PLNPCM2015-00149

Mr. Lex Traughber, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission forward a positive recommendation to the City Council regarding the amendments to sections 21.A.34.020(C) and related provision in Title 21A-Zoning as proposed.

The Commission and Staff discussed the following:

- The property owners and public open house meetings.
- The process for a Local Historic District application.
- The ballot process and how the City Council makes its final decision.
- The percentage of signatures needed to initiate a petition.

ADDRESS	2015 UPDATE	ORIGINAL SURVEY	
100 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
11 S 1100 EAST	UNDETERMINED	UNDETERMINED	0
1103 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1104 E 100 SOUTH	DEMOLISHED	DEMOLISHED	0
1104 E 200 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1104 E 300 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1105 E 200 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1107 E 200 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1108 E 200 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1108 E 300 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1110 E 100 SOUTH	DEMOLISHED	DEMOLISHED	0
1110 E 200 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1111 E 100 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1111 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1112 E 200 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1114 E 100 SOUTH	DEMOLISHED	DEMOLISHED	0
1115 E 200 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1115 E 500 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1116 E 300 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1116 E 400 SOUTH	ELIGIBLE/CONTRIBUTING	INELIG./NON-CONTRIBUTING	1
1117 E 100 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1118 E 200 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1118 E BUENO AVENUE	OUT-OF-PERIOD	OUT-OF-PERIOD	0
112 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1120 E 100 SOUTH	DEMOLISHED	DEMOLISHED	0
1120 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1121 E 100 SOUTH	OUT-OF-PERIOD	OUT-OF-PERIOD	0
1121 E 200 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1121 E 500 SOUTH	ELIGIBLE/CONTRIBUTING	OUT-OF-PERIOD	1
1122 E BUENO AVENUE	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1124 E 200 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1124 E BUENO AVENUE	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1125 E 200 SOUTH	ELIGIBLE/CONTRIBUTING	OUT-OF-PERIOD	1
1125 E 300 SOUTH	ELIGIBLE/CONTRIBUTING	OUT-OF-PERIOD	1
1125 E BUENO AVENUE	ELIGIBLE/SIGNIFICANT	INELIG./NON-CONTRIBUTING	1
1126 E 100 SOUTH	ELIGIBLE/SIGNIFICANT	OUT-OF-PERIOD	1
1126 E THISTLE	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1127 E 400 SOUTH	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
1128 E 200 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1128 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1129 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1129 E BUENO AVENUE	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1130 E 300 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1130 E BUENO AVENUE	ELIGIBLE/SIGNIFICANT	INELIG./NON-CONTRIBUTING	1
1132 E 200 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1132 E 400 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0

1158 E BUENO AVENUE	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
1159 E 300 SOUTH	DEMOLISHED	DEMOLISHED	0
1159 E BUENO AVENUE	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
116 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1160 E BUENO AVENUE	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
1161 E 200 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1161 E BUENO AVENUE	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1162 E 300 SOUTH	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
1162 E 400 SOUTH	OUT-OF-PERIOD	OUT-OF-PERIOD	0
1162 E BUENO AVENUE	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
1163 E 100 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1163 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1163 E 500 SOUTH	ELIGIBLE/CONTRIBUTING	INELIG./NON-CONTRIBUTING	1
1163 E BUENO AVENUE	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
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1164 E BUENO AVENUE	ELIGIBLE/CONTRIBUTING	ELIGIBLE/CONTRIBUTING	0
1166 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1167 E BUENO AVENUE	ELIGIBLE/CONTRIBUTING	ELIGIBLE/CONTRIBUTING	0
1169 E 200 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1169 E 500 SOUTH	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
1172 E 100 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1172 E 300 SOUTH	DEMOLISHED	DEMOLISHED	0
1173 E 100 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1175 E 100 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
118 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1180 E 300 SOUTH	INELIG./NON-CONTRIBUTING	OUT-OF-PERIOD	1
1203 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1205 E 300 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1205 E 500 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1206 E 100 SOUTH	INELIG./NON-CONTRIBUTING	ELIGIBLE/SIGNIFICANT	1
1209 E 400 SOUTH	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
1209 E ALAMEDA	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
121 S DOUGLAS STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/CONTRIBUTING	0
1210 E ALAMEDA	OUT-OF-PERIOD	OUT-OF-PERIOD	0
1211 E 100 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1212 E 200 SOUTH	INELIG./NON-CONTRIBUTING	ELIGIBLE/SIGNIFICANT	1
1215 E 300 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1215 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	INELIG./NON-CONTRIBUTING	1
1217 E 500 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
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1219 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
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1223 E 300 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1224 E 100 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1224 E 300 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
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1231 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1232 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1234 E ALAMEDA	OUT-OF-PERIOD	OUT-OF-PERIOD	0
1236 E 100 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
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124 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
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1245 E 100 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
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125 S 1100 EAST	OUT-OF-PERIOD	OUT-OF-PERIOD	0
125 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
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126 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1260 E 100 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
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1261 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/CONTRIBUTING	0
1261 E ALAMEDA	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
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1269 E 100 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
127 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
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1271 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0

1275 E 100 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1278 E 100 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
130 S 1300 EAST	ELIGIBLE/SIGNIFICANT	OUT-OF-PERIOD	1
1301 E 100 SOUTH	DEMOLISHED	DEMOLISHED	0
1303 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1307 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
131 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1311 E 400 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1314 E 300 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1314 E 400 SOUTH	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
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132 S UNIVERSITY STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1320 E 200 SOUTH	OUT-OF-PERIOD	OUT-OF-PERIOD	0
1320 E 300 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1320 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1321 E 400 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1323 E 500 SOUTH	OUT-OF-PERIOD	ELIGIBLE/SIGNIFICANT	1
1324 E 100 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1324 E 400 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1325 E 100 SOUTH	DEMOLISHED	DEMOLISHED	0
1325 E 300 SOUTH	ELIGIBLE/SIGNIFICANT	OUT-OF-PERIOD	1
1327 E 200 SOUTH	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
1327 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1328 E 200 SOUTH	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
1330 E 300 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1331 E 500 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1332 E 400 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1333 E 400 SOUTH	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
1334 E 100 SOUTH	ELIGIBLE/SIGNIFICANT	INELIG./NON-CONTRIBUTING	1
1334 E 200 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1336 E 300 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1337 E 400 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1337 E 500 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
1340 E 200 SOUTH	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
1342 E 300 SOUTH	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
135 S 1100 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
137 S 1100 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
139 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
140 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
142 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
143 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
148 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
149 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
15 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
150 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0

150 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
150 S UNIVERSITY STREET	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
151 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
156 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
157 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
157 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
160 S 1200 EAST	OUT-OF-PERIOD	OUT-OF-PERIOD	0
160 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
160 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
161 S 1100 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
162 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
163 S 1100 EAST	DEMOLISHED	DEMOLISHED	0
163 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
164 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
166 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
167 S 1200 EAST	ELIGIBLE/CONTRIBUTING	INELIG./NON-CONTRIBUTING	1
169 S 1100 EAST	UNDETERMINED	UNDETERMINED	0
169 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
17 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
17 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
170 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
170 S UNIVERSITY STREET	OUT-OF-PERIOD	INELIG./NON-CONTRIBUTING	1
171 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
173 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
174 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
175 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
178 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
179 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
196 S 1300 EAST	ELIGIBLE/CONTRIBUTING	OUT-OF-PERIOD	1
20 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
20 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
200 S UNIVERSITY STREET	ELIGIBLE/CONTRIBUTING	INELIG./NON-CONTRIBUTING	1
201 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
201 S ELIZABETH STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
206 S 1200 EAST	ELIGIBLE/SIGNIFICANT	OUT-OF-PERIOD	1
206 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
208 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
208 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
209 S 1300 EAST	ELIGIBLE/CONTRIBUTING	OUT-OF-PERIOD	1
209 S DOUGLAS STREET	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
209 S ELIZABETH STREET	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
211 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
212 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/CONTRIBUTING	0
214 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
215 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
216 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
216 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0

217 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
217 S 1200 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
219 S DOUGLAS STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
219 S ELIZABETH STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
220 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
220 S ELIZABETH STREET	OUT-OF-PERIOD	OUT-OF-PERIOD	0
220 S UNIVERSITY STREET	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
221 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
221 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
221 S 1300 EAST	ELIGIBLE/CONTRIBUTING	OUT-OF-PERIOD	1
222 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
222 S 1300 EAST	INELIG./NON-CONTRIBUTING	OUT-OF-PERIOD	1
224 S 1300 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
224 S ELIZABETH STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
225 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
226 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
226 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
227 S 1100 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
227 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
227 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
228 S DOUGLAS STREET	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
229 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
230 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
230 S 1300 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
231 S 1300 EAST	INELIG./NON-CONTRIBUTING	OUT-OF-PERIOD	1
232 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
233 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
233 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
234 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
235 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
235 S 1300 EAST	INELIG./NON-CONTRIBUTING	OUT-OF-PERIOD	1
235 S ELIZABETH STREET	ELIGIBLE/CONTRIBUTING	OUT-OF-PERIOD	1
237 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
238 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
238 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
239 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
239 S ELIZABETH STREET	OUT-OF-PERIOD	OUT-OF-PERIOD	0
240 S 1300 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
240 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
241 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
241 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
243 S ELIZABETH STREET	ELIGIBLE/CONTRIBUTING	INELIG./NON-CONTRIBUTING	1
244 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
244 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
245 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
247 S 1100 EAST	ELIGIBLE/CONTRIBUTING	OUT-OF-PERIOD	1
248 S 1300 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0

248 S UNIVERSITY STREET	INELIG./NON-CONTRIBUTING	ELIGIBLE/SIGNIFICANT	1
249 S 1100 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
249 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
25 S 1100 EAST	ELIGIBLE/SIGNIFICANT	OUT-OF-PERIOD	1
25 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
250 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
250 S ELIZABETH STREET	OUT-OF-PERIOD	OUT-OF-PERIOD	0
252 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
252 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
253 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
255 S 1100 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
255 S DOUGLAS STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
256 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
258 S 1300 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
258 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
258 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
259 S 1100 EAST	UNDETERMINED	UNDETERMINED	0
259 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
259 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
26 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
263 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
263 S ELIZABETH STREET	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
264 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
265 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
265 S 1300 EAST	OUT-OF-PERIOD	OUT-OF-PERIOD	0
266 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
266 S ELIZABETH STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
267 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
27 S 1200 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
270 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
273 S 1100 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/CONTRIBUTING	0
274 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
275 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
275 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
28 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
290 S 1300 EAST	OUT-OF-PERIOD	OUT-OF-PERIOD	0
301 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
302 S 1200 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
303 S 1300 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
304 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
305 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
305 S DOUGLAS STREET	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
306 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
308 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
309 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
310 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
311 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0

314 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
315 S 1100 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/CONTRIBUTING	0
315 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
315 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
315 S DOUGLAS STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
316 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
316 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
316 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
318 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
319 S 1100 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/CONTRIBUTING	0
319 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
32 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
321 S 1100 EAST	OUT-OF-PERIOD	OUT-OF-PERIOD	0
321 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
322 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
322 S DOUGLAS STREET	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
322 S UNIVERSITY STREET	OUT-OF-PERIOD	OUT-OF-PERIOD	0
324 S 1200 EAST	ELIGIBLE/CONTRIBUTING	INELIG./NON-CONTRIBUTING	1
324 S ELIZABETH STREET	ELIGIBLE/SIGNIFICANT	OUT-OF-PERIOD	1
326 S 1200 EAST	ELIGIBLE/CONTRIBUTING	INELIG./NON-CONTRIBUTING	1
327 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
327 S 1300 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
327 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
327 S ELIZABETH STREET	ELIGIBLE/SIGNIFICANT	OUT-OF-PERIOD	1
328 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
329 S 1300 EAST	ELIGIBLE/CONTRIBUTING	DEMOLISHED	1
33 S 1100 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
33 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
330 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
330 S 1300 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
330 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
331 S 1100 EAST	OUT-OF-PERIOD	OUT-OF-PERIOD	0
331 S ELIZABETH STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
332 S ELIZABETH STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
332 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
333 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
333 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
333 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
334 S 1300 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
334 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
334 S ELIZABETH STREET	INELIG./NON-CONTRIBUTING	OUT-OF-PERIOD	1
335 S ELIZABETH STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
336 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
336 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
337 S 1100 EAST	INELIG./NON-CONTRIBUTING	ELIGIBLE/SIGNIFICANT	1
337 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
339 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0

339 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
34 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
340 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
340 S ELIZABETH STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
340 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
342 S 1200 EAST	INELIG./NON-CONTRIBUTING	OUT-OF-PERIOD	1
342 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
343 S 1100 EAST	OUT-OF-PERIOD	OUT-OF-PERIOD	0
343 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
343 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
344 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
345 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
346 S UNIVERSITY STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/CONTRIBUTING	0
348 S DOUGLAS STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/CONTRIBUTING	0
348 S UNIVERSITY STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
349 S ELIZABETH STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
35 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
35 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
350 S ELIZABETH STREET	OUT-OF-PERIOD	OUT-OF-PERIOD	0
351 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
351 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
351 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
352 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
352 S UNIVERSITY STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
353 S 1100 EAST	OUT-OF-PERIOD	OUT-OF-PERIOD	0
354 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
355 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
355 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
355 S ELIZABETH STREET	ELIGIBLE/CONTRIBUTING	OUT-OF-PERIOD	1
356 S 1200 EAST	ELIGIBLE/SIGNIFICANT	OUT-OF-PERIOD	1
356 S UNIVERSITY STREET	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
357 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
357 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
358 S DOUGLAS STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/CONTRIBUTING	0
359 S 1100 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
36 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
360 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
360 S ELIZABETH STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
361 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
362 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
363 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
364 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
364 S DOUGLAS STREET	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
365 S ELIZABETH STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
366 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/CONTRIBUTING	0
366 S ELIZABETH STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
367 S 1100 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0

367 S 1300 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
368 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	INELIG./NON-CONTRIBUTING	1
371 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	OUT-OF-PERIOD	1
374 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
378 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
378 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
40 S 1200 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
401 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
402 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
403 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
404 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
405 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
405 S 1300 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
407 S DOUGLAS STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
409 S 1300 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
409 S UNIVERSITY STREET	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
410 S 1300 EAST	ELIGIBLE/CONTRIBUTING	INELIG./NON-CONTRIBUTING	1
411 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
414 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
414 S DOUGLAS STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/CONTRIBUTING	0
414 S UNIVERSITY STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
415 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
415 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
415 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
415 S DOUGLAS STREET	INELIG./NON-CONTRIBUTING	ELIGIBLE/SIGNIFICANT	1
415 S UNIVERSITY STREET	OUT-OF-PERIOD	OUT-OF-PERIOD	0
417 S 1100 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/CONTRIBUTING	0
417 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
418 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
418 S DOUGLAS STREET	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
418 S ELIZABETH STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
418 S UNIVERSITY STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
419 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
419 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
422 S 1200 EAST	ELIGIBLE/CONTRIBUTING	OUT-OF-PERIOD	1
422 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
423 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
424 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
425 S 1100 EAST	ELIGIBLE/SIGNIFICANT	OUT-OF-PERIOD	1
425 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
426 S DOUGLAS STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/CONTRIBUTING	0
426 S ELIZABETH STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
427 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
427 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
427 S DOUGLAS STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
427 S ELIZABETH STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
427 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0

428 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
428 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
428 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
429 S 1300 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
429 S UNIVERSITY STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
43 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
430 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
430 S DOUGLAS STREET	INELIG./NON-CONTRIBUTING	ELIGIBLE/SIGNIFICANT	1
431 S 1100 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
431 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
432 S ELIZABETH STREET	ELIGIBLE/CONTRIBUTING	OUT-OF-PERIOD	1
432 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
433 S 1300 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
433 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
434 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
435 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
435 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
435 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
436 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
436 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
436 S ELIZABETH STREET	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
437 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
438 S UNIVERSITY STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
439 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
441 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
441 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
442 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
443 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
443 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
444 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
444 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
445 S 1100 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
445 S DOUGLAS STREET	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
446 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
446 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
447 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
447 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
448 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
449 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
449 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
45 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
450 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
450 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
451 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
451 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
452 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
453 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0

453 S 1200 EAST	INELIG./NON-CONTRIBUTING	INELIG./NON-CONTRIBUTING	0
453 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
454 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
457 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
457 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
457 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
458 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
460 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
460 S DOUGLAS STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
461 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
462 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
462 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
463 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
463 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
463 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
464 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
465 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
467 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
467 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
467 S UNIVERSITY STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
468 S DOUGLAS STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
470 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
470 S 1300 EAST	ELIGIBLE/SIGNIFICANT	OUT-OF-PERIOD	1
470 S DOUGLAS STREET	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
471 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
475 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
475 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
48 S 1300 EAST	ELIGIBLE/CONTRIBUTING	OUT-OF-PERIOD	1
480 S DOUGLAS STREET	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
49 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
50 S 1200 EAST	ELIGIBLE/CONTRIBUTING	INELIG./NON-CONTRIBUTING	1
54 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
54 S 1300 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
54 S FINCH LANE	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
55 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
57 S 1100 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
58 S 1200 EAST	ELIGIBLE/CONTRIBUTING	INELIG./NON-CONTRIBUTING	1
59 S 1100 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
60 S 1300 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
64 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
64 S 1300 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
67 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
7 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
71 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0
75 S 1200 EAST	ELIGIBLE/CONTRIBUTING	ELIGIBLE/SIGNIFICANT	0
79 S 1200 EAST	ELIGIBLE/SIGNIFICANT	ELIGIBLE/SIGNIFICANT	0

Attachment C – Documentation for 337 S 1100 E

337 South 1100 East

HLC 12.3.15

View from the Public Way – various

Building is located on the east side of 1100 East.



View from the top of the attached garage, roof garden in foreground.



Views from the east sidewalk of 1100 East and directly in front of the home.



View standing to the south on 1100 East.



Views from the west side of 1100 East sidewalk.

337 South 1100 East

HLC 12.3.15

Growth Pattern

Originally built as a two room home between approximately 1881-1884 (rear view pictured below on the left), the root cellar was added in 1892, The north west porch inset in 1909, the front living room and garage visible from the public way in 1915 and the east bedroom/study in 1928.

The current addition was built around the existing historic home and sits completely on its own secondary foundation. It could be completely removed leaving the 1884, 1892, 1909, 1915 & 1928 home intact. Original windows on the north side of the addition are visible through the new foundation by employing a shadow box around each one.



South west view of original house in tact circa 1884 and 1909 addition of the coal/ice room.
View facing east looking into the garden.



Rear views **inside** of the 2015 addition showing the 2015 addition is built around all versions of the home 1884, 1909, 1915 and 1929 left intact.

337 South 1100 East

HLC 12.3.15



North side original windows during construction with shadow boxes built around them. Completed window once preserved.

Review and approvals

First three plans by Allen Roberts and Wally Cooper

7.1.92 through 1997 (Case number 008-97) Updated, redesigned and altered after many meetings with the HLC, staff and architectural subcommittee, HLC approves the third plan September 97- 2 story addition, front room 9 foot extension, stucco, porch, landscape wall, materials. – Final modified plan ends up being cost prohibitive and cannot be engineered without significant damage to the building.

New plan redesigned addition leaving front and existing home in tact, Arnold Fluckinger (HLC case number 309613) Staff that reviewed and approved each step were not new yet to be trained planning staff but the well seasoned and trained experts of the preservation and planning staff. Also met with State History Don Hartley and Barbara Murphy on three occasions, Heritage Foundation Kirk Huffaker on two to seek advice to ensure compliance.

10.11.2000 Input and Review by ASC

10.25.2000 Input and Review by ASC

8.13.2001 Certificate of appropriateness Staff Nelson Knight – rear addition, porch, concrete retaining wall.

9.11.2002 Certificate of appropriateness Nelson Knight - reviewed approval and extended noted that it meets all standards.

8.19.2003 Certificate of appropriateness Nelson Knight – reviewed approval and extended

5.21.2004 Certificate of appropriateness Elizabeth Girard – reviewed roof top extension to accommodate circulation

337 South 1100 East

HLC 12.3.15

11.10.04 Certificate of appropriateness Elizabeth Girard - change in plan related to half timbering, revision of front porch to a pergola.

9.14.05 Certificate of appropriateness Elizabeth Girard synthetic product for soffit, molding and fascia (addition only).

5.15.07 Certificate of appropriateness - Cannot read signature - fence

5.28.10 Certificate of appropriateness Thomas Irvin – roof color and material

Unique features of the home include the 1st attached garage in Salt Lake, roof garden, unique suspended ceiling for the time in residential design without column support.

Property Associated with Significant Persons for Salt Lake City

Helen and Seymour Wells resided in the home from 1915 to 1980. During this time, Helen formed the first Salt Lake City garden/rose clubs and many community organizations in her living room. The first flower growers for the valley were initially located in and adjacent to the district (at 10th East 400 South) due to the extensive springs in the area.

Helen was the appointed Shade Tree Commissioner for more than 37 years, (acting as chair for more than twenty years). This was the forerunner of the City's forestry division whose efforts included oversight of all street trees and parks.. Highlights of her numerous contributions to the city include: founding member of the State Arboretum, (now Red Butte), planning of Memory Grove, White Chapel, Art Barn, SL Art Center, design/planting of the gardens surrounding Lion/Beehive House, negotiating the installation of landscaped parklets (center islands), Liberty Park/green houses and establishing the arboretum at Washington Square stopping the development of a parking lots.

Helen was known as Tree Lady of Utah, Utah's Tree Lady and Mrs. Tree Lady because of her fifty years of volunteer service in the cultivation and propagation of trees in Salt Lake City and in Utah. She served in numerous leadership positions. The Helen Wells Papers are housed at the University of Utah Marriot Library -special collection.

Seymour was a founding member of the accounting firm of Wells, Baxter and Miller. He was instrumental in framing Utah's income tax system still in use today.



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Julie Fisher
Executive Director
Department of
Heritage & Arts

Utah Division of
State History

Brad Westwood
Director

December 23, 2015

ESTHER HUNTER
337 S. 1100 EAST
SALT LAKE CITY, UT 84102

Dear Esther:

Based on our conversations regarding the eligibility/contributing status of your house, located at 337 S. 1100 East, Salt Lake City, I understand that the designs for the alterations made to bring the house to its current appearance went through a lengthy approval process with the Salt Lake City Historic Landmarks Commission. Because of your efforts to meet the standards set by the Commission and the understanding that the approved alterations would allow the house to remain a contributing building, as well as the potential significance for its association with arborist Helen Wells, we will retain that status in our database.

I have made a note in our database indicating that it should remain an eligible/contributing building in the University Neighborhood Historic District. Although an amendment to the National Register nomination for the district is not anticipated, should one be submitted for review in the future, your house in its current state will be noted as Eligible/Contributing. However, any future exterior changes made to the house that could diminish the current historical integrity would require re-evaluation.

Sincerely,

J. Cory Jensen
National Register Coordinator
Office of Historic Preservation

Traugber, Lex

From: ee hunter [eehunter@live.com]
Sent: Wednesday, November 25, 2015 10:11 PM
To: Traugber, Lex
Cc: Oktay, Michaela
Subject: Materials for the upcoming HLC meeting - University Historic District
Attachments: 337 South 1100 East research materials.pdf

Dear Lex,

I came by on Friday but missed you so am scanning a few of the relevant materials gathered by Korral Broschinsky (Preservation Documentation Resource) in 2007.

My hope is that even though packets have likely gone out to the commission, this material can still be included for consideration in the upcoming HLC meeting and the resurvey of the University Historic District so that it can be documented and be on record.

The materials are about our home at 337 South 1100 East.

During the varied initial efforts to obtain approval for the rear addition of our home, I became aware of the significant role Helen Wells and her husband (who resided/ in our home more than 65 years), played in in Salt Lake Valley and state related to the city's urban forest, forestry programs and the varied gardens/parks. Her reach extended all around the state but was most significant in Salt Lake.

At the time, after meeting with State History I felt encouraged to gather additional materials toward a potential national register listing under criteria B for evaluation since this building was Helen's home during her productive life in these varied roles.

"The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

B. That are associated with the lives of significant persons in our past."

http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm

Knowing that the city had approved an intensive level resurvey, planned to be completed within a year or two, Korral focused on criteria B so that the combined material from the ILS resurvey and her work together would provide the basis for a potential nomination.

I have included some of Korral's research about the home but have not included Sanborn maps, building permit records, newspaper articles nor Helen's papers (they include minutes and notes of the Salt Lake City's Shade Tree Commission & State Arboretum of Utah) since this is likely already included and since her papers are public and housed in special collections of the University of Utah Marriott Library. If any of these other items would be useful, please let me know and I will be happy to scan them. There is an entire binder of material plus the 7 or so boxes at the library.

http://content.lib.utah.edu:81/cdm4/item_viewer.php?CISOROOT=/UU_EAD&CISOPTR=1801&CISOBX=1&REC=14

A couple of items of interest related to the home construction that may not be listed include:

1. garage added in 1915 was Salt Lake's first attached garage and included a roof garden, 2. the construction of the great room (living room) on the east of the home in 1915 used suspension wires also making it a first with the largest unsupported span (at the time) in residential construction with no support pillars or columns.

Highlights of her numerous contribution to the city include overseeing the care of the City urban forest for more than 37 years (forerunner to the SLC Forestry and Park Division) founding member of the State Arboretum, (now Red Butte), Memory Grove, White Chapel, Art Barn, SL Art Center, many Garden Clubs, design/planting of the gardens surrounding Lion/Beehive House established the arboretum at Washington Square, to name but a few.

Thanks for your consideration Lex.
Esther



KORRAL BROSCHINSKY
Preservation Documentation Resource
P.O. Box 58766
SALT LAKE CITY, UTAH 84158-0766
(801) 913-5645
email: k.broschinsky@worldnet.att.net

October 6, 2007

Esther Hunter
337 S. 1100 East
Salt Lake City, Utah 84102

RE: *Wells, Helen C. and Seymour R, House*

Dear Esther:

Since I did not hear from you regarding a meeting this week, I thought it was best to send my research to you directly. I predict (especially after reading the newspaper recently) that both of us are going to remain very busy in the near future. Enclosed are all the research materials I have collected on the early occupants of your house. I have included copies of mostly new materials, excluding the research you previously collected for your files. I tried to distill the important facts into my report, but there are many more details to be found in the photocopies. Please peruse them at your convenience. There are several boxes of materials in the Helen C. Wells papers in Special Collections at the Marriott Library and they may be of interest to you. The collection is mostly personal, so I only copied a few items. I could find no items that referenced the house.

I have reduced my fee by \$100, because I did not complete the full ILS requirements. I have made a copy of all the materials to submit to the Utah State Historic Preservation Office, but will wait to do so until I hear from you. I anticipate the remaining work needed to finish an Intensive Level Survey (Historic Site Form, physical description, and final photographs) will be completed during Salt Lake City's upcoming project within the University Historic District.

If you have any questions, please contact me by phone or email. Thank you.

Sincerely,

Korral Broschinsky

Early History of the *Seymour and Helen Wells House*
337 S. 1100 East, Salt Lake City, Utah

Seymour and Helen Wells purchased the property at 337 S. 1100 East on Salt Lake City's east bench in 1915. They lived there for the remainder of their lives. The house was built approximately thirty to forty years earlier. The first recorded deed to the land was a land certificate deeded from Jesse W. Fox, the city surveyor, to Robert Eckles. Robert Eckles was deeded all of Lot 4, Block 22, Plat F on December 16, 1867. No further information could be located on Robert Eckles, but like many of Salt Lake City's first land owners, he did not retain title to the land. On February 2, 1874, Daniel Wells, the mayor of Salt Lake City at the time, deeded Lot 4 to Sarah Strong, in trust for the 10th Ward Relief Society of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church). Later that month Sarah Strong divided the property between Mary Taylor (north half) and Thomas Cheshire (south half). Each paid \$60 for the property. The first house on the property was probably built by Thomas Cheshire.

Thomas and Mary Ann Cheshire family, 1874-1888

Thomas Cheshire was born in Kensworth, England, on April 24, 1843 to George and Elizabeth Keys Cheshire. His family immigrated to Utah in 1863 and settled in the 10th Ward of Salt Lake City. Mary Ann Elizabeth Abbott was born on December 10, 1845, in Rothwell, England. Her parents were William and Charlotte Allibone Abbott. As a young woman, Mary Ann married Owen George.¹ She came to Utah in 1866 with her young son. On January 4, 1869, Mary Ann Abbott George married Thomas Cheshire. They had eight children, of whom two died in infancy. By the time of the 1880 census enumeration, they are listed living on the 10th Ward Bench, which fits the property on 1100 East. In the year 1880, the title to the property shifted between Thomas Cheshire, his brother George Cheshire Jr., and back to Mary Ann Cheshire the amount of \$500, the rise in value suggesting there may have been a structure of some kind on the property.

Between 1881 and 1887, Thomas and Mary Ann Cheshire took out three mortgages on the property ranging in the amount of \$250 to \$800. The address for a residence at 337 S. 11th East first appears in the 1884 Salt Lake City directory under the name Thomas Cheshire. Thomas Cheshire's occupation was a plasterer, the same occupation listed on the 1880 census. His father, George Cheshire Sr., was a brick maker living near 5th South and 7th East, so there is a strong possibility the first home was brick and built by Thomas Cheshire himself, possibly with the aid of his father and brother. The center of the house has thick walls typically of the period. In August 1888, Thomas and Mary Ann Cheshire sold the property to Heber and Vilate Young for \$1,200, but there is no indication the Youngs ever lived there. They sold the property to John and Margaret Shaffer in November 1889 for \$1,800. Thomas and Mary Ann Cheshire left Salt Lake City sometime before 1898, eventually moving to Ferron in Emery County Utah. Mary Ann Abbott Cheshire died in Ferron on June 25, 1920. Thomas Cheshire died on January 11, 1925 in Hiwatha, Carbon County, Utah. They are both buried in Ferron, Utah.²

¹ The LDS Church Ancestral file gives his name as George Owen, but Mary Ann used the surname George when she immigrated to Utah.

² Obituaries for the Thomas and Mary Cheshire could not be located in either the Salt Lake or Emery County newspapers.

John and Margaret Shaffer family, 1889-1898

John Daniel Shaffer was born on January 14, 1860, in Bear Creek, Ohio.³ He came to Utah in 1873. He married Margaret Stephenson on January 3, 1885. Margaret Stevenson was born in Newcastle, England, on March 18, 1858.⁴ She immigrated to Utah in 1877. They had four daughters and a son. According to his obituary, John D. Shaffer was "engaged in mining and real estate and had several poems published."⁵ He is listed in the Salt Lake City directories in real estate or laborer in the 1890s.⁶ In the year 1892, John and Margaret Shaffer built on the property, probably by expanding the Cheshire home. Two liens were filed on the property that year, one by W. E. Viglini and R. Corless, brick manufacturers, and the other by the Carey Lombard Lumber Company. The Shaffers only stayed in the house a few years. In September 1896, the property was sold to Maria Beecher. John and Margaret Shaffer were living next door at 343 S. 11th East in the 1898 city directory, but had moved to 1950 S. West Temple by the 1900 census. They stayed in Salt Lake City. John D. Shaffer died on January 6, 1946. Margaret S. Shaffer moved to Draper to live with her daughter. She died there on August 20, 1948. They are buried in Salt Lake City's Mount Olivet Cemetery.

The first Sanborn map of Salt Lake that covers the bench area and includes the property is in 1898. It shows the brick house with a slight indent on the north elevation, a recessed front porch at the southwest corner, and a rear porch in the southeast corner. Approximately thirty feet east of the house is a stone root cellar, the remnants of which are still on the property. Fifteen feet behind the root cellar is a frame building, marked as a stable on the map, but with an address of 337½, possibly indicating a residential use at one time.

James and Carrie Alcorn, 1899-1903 (renters)

The property was sold by the estate of Maria Beecher to John Weir Jr. in 1901, who sold it to John R. Patience with a month. Maria Beecher and her heirs could not be located in records for Utah, so she may have lived out of the state. John Weir and John Patience were both involved in real estate and never lived in the house. It appears to have been used as a rental. James and Carrie Alcorn and their daughter, Bird, are living there as renters on the 1900 census. James Andrew Alcorn was born on August 19, 1866 in Winchester, Illinois. As a civilian wheelwright for the United States Army, he moved to Fort Bridger, Wyoming, to Fort Duchesne, Utah, and later to Fort Douglas in Salt Lake City. James Alcorn spent six months in the Philippines as part of the civilian corps during the Spanish American War.

James Alcorn married Carrie E. Phelps on March 20, 1890, in Wyoming. She was born in Wisconsin on October 10, 1864. The couple had one daughter, Bird Alcorn born in 1892, later Bird Hughes. On his return from the war, James Alcorn started a lumber business. He owned and operated the West Jordan Lumber Company until his retirement in 1930. The home at 337 S. 1100 East was probably rented by the Alcorn family during the time James worked at Fort Douglas. James Alcorn is listed on the 1900 census as a carpenter. The Alcorn family moved to Midvale, Utah, around the time James started the lumber business. James Alcorn died in Midvale on May 20, 1947. Carrie E. Phelps Alcorn died on May 22, 1954.

³ The Ancestral File gives the year as 1859. The Shaffer is found in records with the variant spellings Shafer, Schaffer and Schaeffer.

⁴ Margaret's maiden name appears in the some records as Stephenson.

⁵ *Salt Lake Tribune*, January 7, 1946.

⁶ The Salt Lake City directory for 1890 lists both Thomas Cheshire and John Shaffer living at 337 S. 11th East, however that is probably just an overlap of information.

Francis and Annie Snell family, 1903-1909

In January 1903, John R. Patience sold the property to Francis M. Snell. John Weir Jr. held the mortgage (\$1,000). Francis McLean Snell was born on December 14, 1869, in Spanish Fork, Utah. Annie Elizabeth Thomas was also born in Spanish Fork on February 5, 1874. They were married on February 4, 1891. Francis M. Snell was the postmaster in Spanish Fork on the 1900 census. In 1905, he appears in the Salt Lake City directories as a clerk rooming at 337 S. 1100 East, although it appears as though the rest of the family lived in Spanish Fork during this time, so his occupancy may have been intermittent. Francis Snell sold the property in May 1909 and returned to Spanish Fork. He died there on December 3, 1929. Annie E. Snell died in Spanish Fork on April 11, 1960.

August A. and Fredericka Z. Nordvall, 1909 (owners only)

Francis Snell sold the property in May 1909 to August A. and Frederick Z. Nordvall. The Nordvall family did not live in the home, but lived nearby at 1026 E. 2nd South, where they are listed on the 1910 census. August Nordvall was custodian for the University of Utah. He was born Anders Andrew Nordvall in Sweden in 1851. Fredericka Z. Nordvall (maiden name unknown) was born in 1856, also in Sweden. They immigrated to the United States in 1880 and 1879 respectively. They had four children, all grown by the time of the 1900 census. They sold the house on 1100 East in December 1909. Fredericka Nordvall died on August 8, 1910. August A. Nordvall died on November 20, 1919. The tax cards indicate a brick addition was built on the house in 1909, as indicated by the enclosed southeast corner as shown on the 1911 Sanborn map.

Alice De Wein family, 1909-1915

On December 20, 1915, Alice De Wein purchased the property for \$2,000. She is listed at 337 S. 1100 East on the 1910 in Salt Lake City. Alice De Wein is listed as a 42-year old married woman with three nearly-grown children. She had no occupation, but her oldest daughter, Ethel, was employed as a stenographer for a lumber company. Alice DeWein (maiden name unknown) was born in England around 1868 and immigrated in 1882. She was married to Frederick DeWein about 1887.⁷ Their first two children were born in Colorado and they moved to Salt Lake City before 1899 when their third child was born. The De Wein family stayed in the house on 1100 East for five years. Alice DeWein and her youngest daughter moved to Washington state. She died there in 1941.

⁷ The surname also appears with the variant spelling De Wein.

Seymour and Helen Wells, 1915-1980

On his wedding day in the fall of 1915, Seymour Wells obtained an agreement to purchase the house from Alice DeWein. The deed was signed on December 23, 1915. Rulon Seymour Wells was born in Salt Lake City on October 5, 1885 to Rulon S. and Josephine Beatie Wells.⁸ He married Helen Clawson September 8, 1915. Helen Clawson was born in Salt Lake City to Selden Irwin and Clara Morris Clawson on December 27, 1890. The couple had two sons Rulon S. Wells III and Seldon Wells. They had a daughter, Josephine Barbara, who died in infancy.

Helen Clawson held a degree from the University of Utah and taught kindergarten two years before her marriage. Seymour Wells graduated from the LDS Business College. He is listed as an Internal Revenue agent on the 1920 census. He was a founding member of the accounting firm of Wells, Baxter and Miller established in 1924. Seymour Wells was an examiner for state CPA tests and was instrumental in framing Utah's income tax system. Helen Clawson Wells was known as the "Tree Lady of Utah," "Utah's Tree Lady" and "Mrs. Tree Lady" because of her fifty years of volunteer service in the cultivation and propagation of trees in Salt Lake City. She served in numerous leadership positions in Utah's arboricultural and horticultural organizations. She organized the Neighborhood Garden Club in her home in 1938. She served thirty years on the Salt Lake City Shade Tree Commission, including twenty years as its chair. Helen C. Wells helped create the State Arboretum on the University of Utah campus (which was expanded in 1983 to include today's Red Butte Garden). Seymour Wells retired from accounting in 1954. He died on February 19, 1974. Helen Clawson Wells continued to live in her home on 1100 east until 1980. Helen Clawson Wells died on August 2, 1987.

According to available tax cards and building permit records, Seymour and Helen Wells made a number of improvements to the house and property. They demolished the stable in the rear (circa 1915) and built a 12 by 40 foot concrete garage into the slope at the front property line in 1915. That year they also remodeled the front of the house giving the 19th-century Victorian cottage a bungalow-style (sans porch) façade. The entrances to the house were moved to the side elevations. A building permit dated from October 1915 indicates that W. R. Shepard was the builder on the project, which had an estimated cost of \$600. In 1928, the house was extended at the northeast corner by a 13 by 18 foot frame addition covered in stucco financed by a \$3,000 mortgage on the property. No builder was listed for this project on the November 1928 building permit. The front stoop at the northwest corner was replaced with concrete in 1937. The only other significant modification to the property prior to 1980 was the removal of the structure above the stone cellar. Remnants of the foundation are still on the property. The property was sold to Esther and Douglas Hunter in 1982, the current occupants. The Hunters are currently in the process of building an addition on the rear of the house.

⁸ He is mistakenly referred to as W. Seymour Wells in several entries from the Helen Clawson Wells collection at the University of Utah. He used the name Seymour his whole life, but was occasionally confused with his famous father Rulon S. Wells, who held several leadership positions in the LDS Church. His father and his son, Rulon S. Wells III, used the given name Rulon.

Attachment D – Documentation for 1126 E. Thistle Ave

1126 East Thistle Summary

To SLC Planning Dept. and the HLC

We are requesting a reclassification of the property located at 1126 East Thistle Ave. SLC, UT 84102 from contributing to non-contributing. The following is a brief summary of findings supporting this request:

1. The home was originally constructed in 1900. Subsequently the structure underwent numerous structural and cosmetic changes during the 1970's which should have negated it as a contributing structure.
 - a. Please see the attached Architectural Report.
2. The aforementioned changes are so significant that remediating the property is not feasible, neither from a structural standpoint or financial.
 - a. Please see the attached Structural Report
 - b. Please see the attached Initial Photo documentation
3. A survey conducted in 1991 conducted by the SLC Planning department notes significant changes and major alterations.
4. Although not germane to the structures reclassification it should be noted that the property is zoned RMF-35 and is surrounded by multifamily dwellings.

Thank you for your consideration,

Jeff Taylor

10 August 2015

Jeff Taylor
Urban Renaissance Group
211 Broadway #203
Salt Lake City, UT 84111

t
e

RE: 1126 East Thistle Ave, Salt Lake City, UT 84102
Architectural Evaluation

Dear Mr. Taylor:

At your request, I have created this report for an Architectural Evaluation for the above mentioned property.

DISTRICT

The subject property is located on the east bench of Salt Lake City, within the University Neighborhood Historic District. The district was created in 1995 and is defined by South Temple Street to the north, University Street to the east, 500 South to the south, and by 1100 East to the west. The district is primarily a residential neighborhood, with a central commercial strip along 1300 East between 200 South and 300 South, making it a "self-sufficient" neighborhood. The district is significant in that it reflects the history of Salt Lake City during a period of growth (1905-1925) when the city's population doubled. Historically it was home to many University of Utah students and faculty.

The general distinctive characteristics of the University Historic District:

- Setbacks are uniform
- Garages are set back on the lot and are detached from the house
- Substantial variation in topography with large site retaining walls.
- Street pattern is one of a grid.
- The small stores, restaurants and businesses along 1300 East and University streets provide a neighborhood commercial center, "self sufficient", unusual in Salt Lake because of their pedestrian orientation.

HOUSE

The site is .24 acres and is triangular in shape. The original single family house structure was constructed in 1900 with a floor area of 1,220 s.f. The Utah State Historic Preservation Office classifies the structure as contributing architectural style as Vernacular utilizing wood siding and as one story.



original house design

Per Salt Lake and County records, in 1972, major alterations were made to the structure. Windows were removed and replaced and in some cases the window openings were enlarged. The porch was removed and replaced, which architecturally represents circa 1970. Asbestos siding shingles were added/placed over the existing wood siding. And a second story was added, resulting in major structural alteration that has compromised the structure (see structural report).



current condition of house

As a result of major alterations, by definition, this structure should be reclassified as a Noncontributing Structure as defined by Section 21A.34.020: Section C10. The following is a point by point breakdown of the aforementioned section.

H HISTORIC PRESERVATION OVERLAY DISTRICT

DEFINITION

2. 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.

CONCLUSION: the existing structure does not meet this definition. Major alterations within the last 50 years, have occurred, resulting in the loss of character for major defining features, as well as, these features are not intact.

3. **Noncontributing Structure:** 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 feature have been so altered as to make the original and /or history form, materials and details indistinguishable and alterations are irreversible. Noncontributing structures may also include those which are less than fifty years old
- CONCLUSION: the existing structure meets this definition. Major alterations, within the last 50 years, have occurred, resulting in the loss of character defining features, as well as, historical materials are not intact.*

SECTION C10: Standards For The Designation Of A Landmark Site, Local Historic District Or Thematic Designation

- 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
CONCLUSION: structure does not meet this criteria: no significant event in history occurred at this structure.
 2. Lives of persons significant in the history of the city, region, state, or nation, or
CONCLUSION: structure does not meet this criteria: no significant person in history is associated with this structure.
 3. The distinctive characteristics of type, period or method of construction; or the work of a notable architect or master craftsman, or
CONCLUSION: structure does not meet this criteria: original distinctive, major characteristics have been removed and/or not intact.
 4. Information important in the understanding of the prehistory or history of Salt Lake City; and
CONCLUSION: structure does not meet this criteria: no prehistory or history of SLC occurred at this site and/or structure.
- 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;
CONCLUSION: structure does not meet this criteria: the physical integrity has been removed, compromised, and not intact.
- c. The proposed local historic district or thematic designation is listed, or is eligible to be listed on the national register of historic places;
CONCLUSION: n/a
- d. The proposed local historic district contains notable examples of elements of the city's history, development patterns or architecture not typical found in other local historic districts within Salt Lake City.
CONCLUSION: n/a
- e. The designation is generally consistent with adapted planning policies; and

CONCLUSION: structure does not meet this criteria: by definition of this code, this structure is noncontributing due to major alterations, which also occurred within the past 50 years.

- f. The designation would be in the overall public interest.
CONCLUSION: structure does not meet this criteria: by definition of this code, this structure is noncontributing. And per the structural evaluation, the structure is not salvageable.

Sincerely,

Steve Simmons, architect

To the Salt Lake City Planning Department and the HLC

We are requesting a reclassification of the property located at 1126 East Thistle Ave. SLC, UT 84102 from contributing to non-contributing based on the provided information.

The following notes relate to the visual and structural changes that have occurred at 1126 East Thistle Ave. SLC UT 84102. A picture of the original structure is at the end of the document.

1. Porch area-

- a. The north facing window has been removed, replaced and enlarged. New framing present.
- b. The front door with window and window transom has been removed and replaced with a flat slab door. New framing present.
- c. The porch itself has been removed and replaced. Current porch has been toenailed into siding.
- d. (4) Original square wood columns have been removed and replaced with (2) newer wrought iron assemblies.
- e. Column trim has been removed.
- f. All exterior window, door and cornice trim has been removed.

2. North Front of home.

- a. Original front window with transom lite has been removed and replaced with larger, wider window. Trim removed and replaced.
- b. The sandstone foundation has been covered in a concrete cap.
- c. Corner boards and cornice trim have been removed and no longer exist.

3. West Side of home.

- a. North window has been expanded and replaced.
- b. Corner boards and trim boards have been removed.

4. South Side of home.
 - a. A vinyl slider has been installed. New framing evident.
 - b. Trim boards and crown molding missing.
 - c. Multiple layers of siding present.

5. East Side of home.
 - a. All windows appear to have been replaced with numerous new openings cut into the exterior walls. Newer framing evident in all windows.
 - b. Sandstone foundation covered in concrete cap.
 - c. Trim boards, crown molding and other trim missing.

Structural issues-

1. All openings have been modified, with substandard techniques.
2. Some of the framing is balloon framing, some framing members are partially buried and decaying.
3. Much of the newer framing was not secured to the siding and is structurally unsound.
4. The lower cords of the roof assembly - the ceiling cords have been severed, resulting in the soffit and fascia dropping substantially. Most importantly this has resulted in a structurally unsafe building.
5. Currently the roof is being supported by a few vertical 2x4's due to the removal of the previously mentioned cords.
6. The NE corner of the home has framing members that appear to have been broken by a large rock that rolled down the abutting hill.
7. Some of the exterior walls are no longer "tied in" to interior framing.
8. Most of the modifications and changes to the home were performed in a manner which have created an extremely unsafe condition.

Other items of note-

1. A 1991 Architectural Survey shows the following issues.
 - a. Building shown as Adobe with Wood Siding. Later covered in Asbestos shingles. Building is no longer Adobe, this historic element is not present.
 - b. Survey likewise notes Major Alterations.
2. Building has been structurally modified beyond remediation. Please review the provided structural report.



North Porch Window



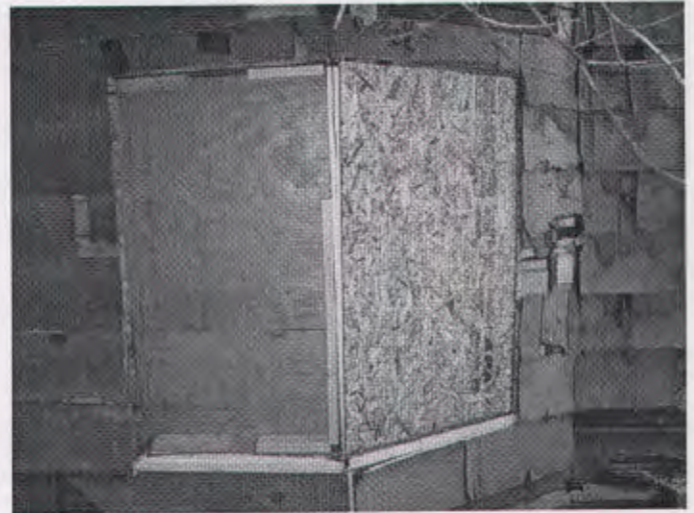
North Porch Window Interior

The north facing window has been replaced and enlarged. New framing present.



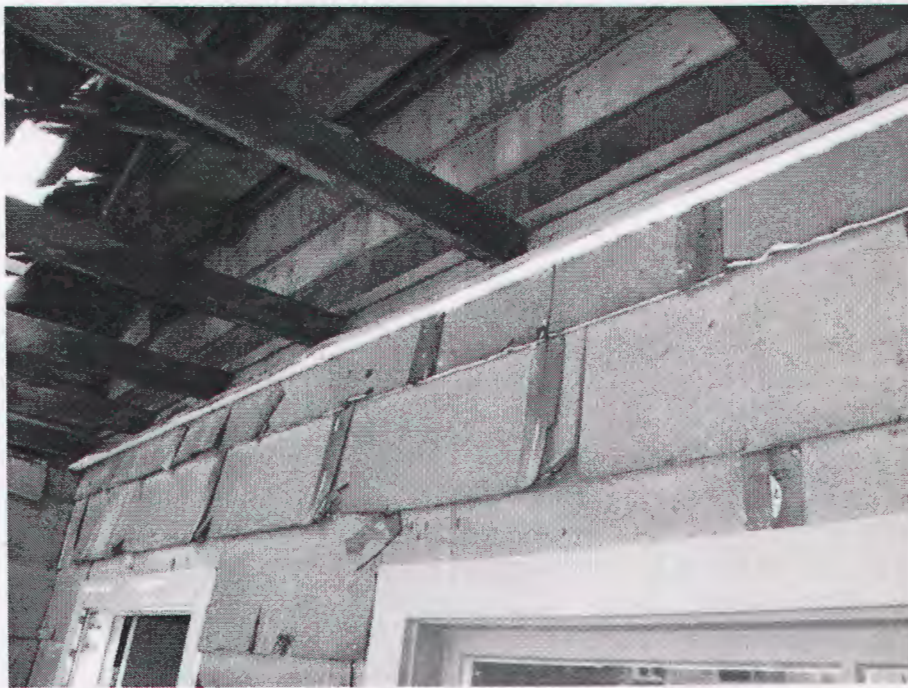
North front of home window.

North front window interior. Original front window with transom lite has been removed and replaced with larger, wider window. Trim removed and replaced.

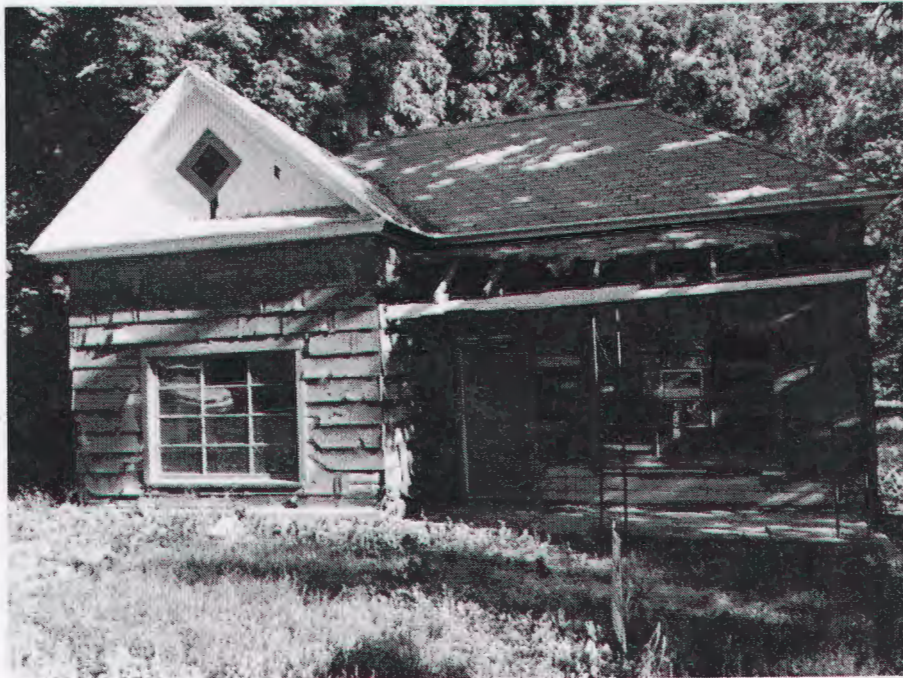


East Side of Home.

All windows been replaced and new openings cut into the exterior walls.
Newer framing evident in all windows.



The porch itself has been removed and replaced. Current porch has been toenailed into siding.



The front door with window and window transom has been removed and replaced with a flat slab door. New framing present.



West side of home. North window has been expanded and replaced.



A vinyl slider has been installed. New framing evident.



The lower roof cords have been cut, with the remaining pieces rising up as the roof settles.



These 2x4's are the primary means of support for the roof structure.





Examples of structural deficiencies.



16-05-256-010

Original Structure



July 29, 2015

Mr. Jeff Taylor
Urban Renaissance Group
211 Broadway #203
Salt Lake City, UT 84111

Re: 1126 East Thistle Ave, Salt Lake City, UT 84102
Structural Evaluation

Dear Mr. Taylor:

At your request, I met with you at the referenced site on July 22, 2015. The purpose of my visit was to observe the condition of the structure and to assess the damaged structural members. Enclosed in Attachment 1 are photos I took during the site visit.

Background

According to our conversation at the site visit, you mentioned the property was under contract to be purchased by your client. You told me that the previous owner had cut the rafter ties in order to install a second floor. You stated that property had been vacant for five to ten years and that the building is located in a historic district within Salt Lake City.

Observations

I observed a one-story house that had been altered in an attempt to construct a second story, refer to photo 1. The north side of the structure faces the street. The perimeter of the structure is approximately 40 feet by 40 feet. The roof is hip style with a flat section at the center of the house. The walls are wood-framed and are supported by a combination of field stone and mortar and poured concrete foundation walls, refer to photo 2. There is an unfinished second story that is framed with 2x12 floor joists, refer to photo 3.

Roof Observations

The rafter ties had been cut one to two feet from the exterior wall, refer to photo 4. The rafters did not connect to the exterior walls. Roughly 1/4 to 1/3 of the roof sheathing exhibited signs of deterioration. The roof sheathing had spaces between the slats of about 6". It appeared that the roofing shingles spanned the spaces between the roof sheathing. Interior bearing walls had been constructed in order to support the roof framing, but these walls appeared to have been intended to be temporary.

Second Floor Observations

The second floor framing was not part of the original construction and was framed with 2x12 joists. The framing was supported by interior 2x4 bearing walls. The second floor framing was not properly

Heber City, UT 435-654-6600 West Valley, UT 801-955-5605 Williston, ND 701-774-5200 Killdeer, ND 701-764-7131
Vernal, UT 435-781-2113 Mesa, AZ 480-309-6504

www.epiceng.net



connected to the exterior walls. Additionally, several wall studs had to be cut or notched in order for the second floor framing to be installed, refer to photos 5 and 6.

First Floor Observations

The first floor was framed over a basement and a crawl space. The floor framing was constructed with nominal lumber that spanned from the perimeter foundation wall to interior bearing lines. The interior bearing walls at the crawl space were supported by ungrouted brick piers bearing directly on crawl-space soil, refer to photo 7. There were locations where deterioration of the first floor framing was visible due to the lack of flashing or waterproofing, refer to photo 8.

Foundation/Basement Observations

There was a full height basement in roughly half of the building area, while the other half was a crawl space. The original foundation walls were constructed with field stone and mortar. At the full height basement, poured concrete foundation walls had been constructed to the interior of the stone and mortar foundation walls, refer to photo 9.

Exterior Wall Observations

A portion of the wall framing consisted of 2x4 studs that spanned from the foundation wall to the roof bearing, while other locations of the wall framing consisted of 2x4 studs that spanned from the foundation wall to the second floor framing. A majority of the wall studs had been cut in order to install the second floor framing, refer to photo 10. There is not a continuous top plate at the roof bearing level or at the second floor bearing level.

Entry Roof Observations

The entry roof was toenailed into the walls and the beam along the perimeter of the entry roof was deteriorated, refer to photo 11. The decorative steel columns were bent and damaged, as well.

Condition Assessment

Roof Assessment

The cut rafter ties have reduced the strength of the roof because it changed the roof from a tension-compression system to a post-and-beam system. The roof was originally constructed as a tension-compression system, which imparted an outward thrust to the exterior walls that was previously taken by the rafter ties. The outward thrust is now transferred from the roof framing, into the wall studs, and then into the second floor framing. This load transfer requires an adequate connection at the roof to wall, adequate wall stud strength, and an adequate connection from the second floor framing to the wall studs. None of these requirements were present. The roof was not properly connected to the exterior walls in order to transfer this outward thrust, nor was it properly connected to the exterior walls in order to transfer seismic or roof uplift forces. The roof framing does not bear on the wall top plate due to a substantial amount of movement or deflection, which likely occurred after the rafter ties were cut. After the rafter ties were cut, the way in which the roof supports weight was changed. The rafters and beams can no longer rely on the strength of the rafter ties to support roof loads. The rafters and beams now act as simply supported flexural elements.

The wall framing does not have adequate strength to transfer the outward thrust because the majority of the wall studs have been cut or damaged. In addition to not having a continuous top plate, many wall studs were damaged or cut when the second floor framing was installed. Due to the fact that, in several locations, the second floor framing was not connected to the wall studs, the second-floor-framing-to-wall-stud-connection was not adequate. These aforementioned items represent dangerous conditions and should be remedied.

To follow is a list of the roof structural members that must be reinforced or replaced for gravity load support:

1. All rafters and beams must be sistered and/or reinforced. Once the rafter ties were cut, the strength of the roof members was greatly reduced due to an alteration in load path and now the rafters and beams are overstressed. In addition to sistering the existing roof framing and installing new roof beams, new columns must be installed to adequately transfer the vertical loads to the second floor framing.
2. The new framing members must be adequately connected to the exterior wall, which will require the framing to be connected to the wall with mechanical clips or ties. Additionally, a new double top plate must be installed.
3. Although, not constituting a dangerous condition, the deteriorated roof sheathing must be removed and replaced.

Second Floor Assessment

The second floor framing is likely adequate to support the required typical area floor loads, however, the connection of the second floor framing to the exterior wall must be upgraded in order to transfer gravity and seismic forces to the exterior shear walls. This connection will require the wall studs to be cut with a new top plate installed at the lower wall and a new bottom plate installed at the upper wall.

The second floor framing will need to be upgraded in order to support the new roof columns that are required. Upgrading the floor would consist of installing new beam and columns in the floor. These columns will transfer the vertical loads from the roof down to the first floor framing.

First Floor Assessment

The first floor framing will have to be checked for strength and might have to be reinforced in order to support the typical area floor loads. However, the first floor framing will have to be reinforced in order to support the columns from the second floor framing. Additionally, the bearing walls at the crawl space will have to be reinforced, along with areas where the existing floor framing has deteriorated due to lack of exterior flashing or waterproofing.

Foundation/Basement Assessment

Locations where the mortar has deteriorated should be re-mortared. The existing interior brick pier footings shall be removed and replaced with new poured concrete footings. Although, upgrading the

anchorage of the wall to the foundation walls is not required, it is highly recommended in order to adequately resist seismic forces. The installation of new anchorage would entail constructing new concrete foundation walls around the perimeter of the crawl space in order to install the new anchorage into them. Constructing new concrete foundation walls is necessary for new anchorage because the installation of new anchors into the brittle stone and mortar foundation wall would not adequately resist seismic forces.

Exterior Wall Assessment

The exterior wall studs have been cut or damaged throughout the house and must be reinforced. Firstly, the wall studs should be cut at the second floor framing in order to make a second floor wall and a first floor wall. This new second floor wall shall have a new double top plate installed and any wall studs that are cut or damaged must be sistered with an additional stud. A new bottom plate would also have to be installed at the second floor wall.

A new double top plate would have to be installed at the first floor wall in order to tie the wall together and to adequately support the second floor framing. In addition to the new double top plate, all wall studs that have been cut or damaged must be sistered. The sill plate must be replaced at any location that it is deteriorated. The existing wall slats should be replaced with sheathing, as well.

Entry Roof Assessment

The connection of the front entry roof to the wall and roof of the main structure must be reinforced with a new ledger and screws. New beams and columns must be installed and any damaged rafters must be sistered.

Seismic Assessment

The items listed above represent the reparation of dangerous conditions to the gravity framing system. However, it is highly recommended the lateral force resisting system, which consists of the exterior shear walls and roof and floor diaphragms, is upgraded to resist seismic forces. Currently, the existing building is not properly attached to the stone and mortar foundation walls. Therefore, the anchorage of the exterior shear walls should be upgraded. Even if the building was properly anchored to the stone and mortar foundations, the stone and mortar foundations would not hold up well in a small seismic event. Due to the near fault location of the building, it is highly recommended to construct new concrete foundation walls around the perimeter of the crawl space area that would provide for an adequate location to install new anchorage at the perimeter foundation walls.

Additionally, due to the facts that the building has been left in disrepair for several years and the building is in close proximity to a fault, it is highly recommended to replace the existing wall slats with new plywood sheathing.

Conclusion

Based on the above, it is my engineering opinion that the structure is unsalvageable. The cost to reinforce the dangerous conditions would make salvaging the building unfeasible. Most structural elements throughout the building would need to be removed and replaced or reinforced.

Based on the 2012 International Building Code, a seismic upgrade of this existing house is not required, however, due to the condition of the structure and the fact that it has been left derelict for several years, a full seismic upgrade is highly recommended.

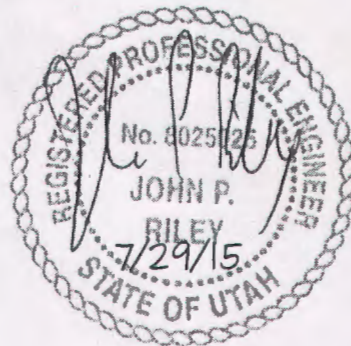
Although we were only retained for a structural review, additional reviews of the architectural, electrical, mechanical, and plumbing systems would have to be completed in order to salvage the structure.

Sincerely,

EPIC ENGINEERING, PC

John P. Riley, P.E.
Project Engineer

Enc. (1): Attachment 1 – Photos taken July 22, 2015, by JR



Attachment 1



Photo 1: Front view of house



Photo 2: Stone and mortar foundation walls



Photo 3: Second floor framing



Photo 4: Cut rafter ties



Photo 5: Cut wall stud



Photo 6: Cut wall studs



Photo 7: Brick pier footings



Photo 8: Deteriorated framing



Photo 9: Concrete foundation walls to the interior of original stone and mortar walls



Photo 10: Cut wall studs



Photo 11: Deteriorated front porch beam

Surveyor Univ. Dist/99

Plat No. F

Date 5/30/91

Block No. 27

Salt Lake City

Lot No. 3

Architectural Survey

Salt Lake City Planning Commission
Structure/Site Information Form

Property Tax #
16-05-256-010-6000

Marie S. Hood & Patricia Vasic

Identification

1

Street Address: 1126 E. Thistle Ave. Census Tract 1015

Name of Structure: Interior Street in Block 27 Ownership: Public Private

Age/Condition/Use

2

Construction Date or Period: 1901

Original Use: Single family

Present Use:

<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Park	<input type="checkbox"/> Vacant
<input type="checkbox"/> Multi Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Religious
<input type="checkbox"/> Public	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Other
<input type="checkbox"/> Commercial		

Status

3

Preliminary Evaluation: <input type="checkbox"/> Significant <input checked="" type="checkbox"/> Contributory <input type="checkbox"/> Not Contributory <input type="checkbox"/> Intrusion	Eligibility Status: <input type="checkbox"/> National Landmark <input type="checkbox"/> National Register <input type="checkbox"/> City Register	<input checked="" type="checkbox"/> Historic District <input type="checkbox"/> Multi-Resource <input type="checkbox"/> Thematic <input type="checkbox"/> Conservation District
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Documentation

4 Research Sources/References (if used):

Marie Hood
Title Abstract
County Tax Assessor

Photography:

Date of Photographs: 1991
Views: Front Side Rear Other

Description of Significant Architectural Features

5

Architect/Builder (if known):	Building Type/Style: <i>Buildas Vernacula</i>
Building Materials: <i>frame</i>	Number of Stories: <i>1</i>

Description of Physical Appearance & Significant Architectural Features:
 (Include additions, alterations, ancillary structures, and landscaping if applicable)

Sandstone foundation; originally adobe bricks, later ^{exterior} faced with wood siding, and again faced with asbestos shingles; mansard roof (original design possibly hip) with gable end featuring fish scale shingles + diamond shaped window; sandstone foundation covered with concrete; front porch posts are wrought iron; exterior asbestos shingles.

Alterations: exterior shingles, roof line alteration, porch columns replaced with iron supports.

6

Statement of Historical Significance:

<p>History</p> <ul style="list-style-type: none"> - Aboriginal Americans - Agriculture - Architecture - The Arts - Commerce 	<ul style="list-style-type: none"> - Communication - Conservation - Education - Exploration/Settlement - Industry 	<ul style="list-style-type: none"> - Military - Mining - Minority Groups - Political - Recreation 	<ul style="list-style-type: none"> - Religion - Science - Socio-Humanitarian - Transportation
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1126 Thistle



C-LINE #52564
4" x 6" PRINTS