



Staff Report

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOOD

To: Salt Lake City Historic Landmark Commission

From: Katia Pace, Principal Planner
801 535 6354 or katia.pace@slcgov.com

Date: January 5, 2017

Re: Determination of Contributing Status of a building at 183 E. 4th Avenue

DETERMINATION OF CONTRIBUTING STATUS

PROPERTY ADDRESS: 183 E. 4th Avenue

PARCEL ID: 09-31-333-023

HISTORIC DISTRICT: The Avenues Local Historic District

ZONING DISTRICT: H Historic Preservation Overlay District (21A.34.020). SR-IA Special Development

Pattern Residential District (21A.24.080)

MASTER PLAN: Avenues Community Master Plan

REQUEST: Determination of Contributing Status of a building at approximately 183 E. 4th Avenue – A request by Steve DeBois, property owner, for the Historic Landmark Commission to review the contributing status of the existing building located at the above listed address in The Avenues Historic District. This building is located behind and in the same lot as the home at 181 E. 4th Avenue. It was built in the 1900s and it was identified as a contributory structure in the 1979 Avenues RL Survey, but it was not listed in the 2007/8 survey. The applicant would like the Historic Landmark Commission to determine that the building is noncontributing to the historic district and subsequently demolish it to build a new garage in its place. Additional demolition process would follow accordingly.

RECOMMENDATION: Based on the analysis and findings listed in this staff report, testimony and the request received, I recommend that the Commission determines that this building is a noncontributing structure in the Avenues Historic District.

MOTION: Based on the analysis and findings listed in this staff report, testimony and the request received, I move that the Commission determines that this building is a noncontributing structure in the Avenues Historic District.



BACKGROUND

This building is located behind and in the same lot as the home at 181 Fourth Avenue. It was built in the 1900s and it was identified as a contributory structure in the 1979 Avenues RL Survey, but it was not listed in the 2007/8 survey. The building is currently vacant, but it was a rental unit for several years.



Photographs from the Salt Lake County Archives, August 12, 1936



House front façade



Rear Façade



Side Façade

Historic Architectural Surveys

The building, 183 E. 4th Avenue, is evaluated in the 1979 Avenues Survey as ‘contributory’, dated to ca. 1900. It describes the building as “an oddly-shaped small one story apartment wedge behind 181 4th Avenue.” It also includes this additional history:

“Matthew Noall (1864-1950) who built the house at 181 4th Avenue as his private residence, probably built this house in the early 1900s as a rental unit. In about 1900 Noall owned all of the lot 1 block 70 west of the irrigation ditch that runs diagonally through the lot and part of lot 4. This housing is behind 181 4th Avenue and is on the property that Noall owned. There are no public roads to this house. Noall built a private driveway so the renters could get to the house. He also built a rental unit at 181 ½ which is now used as a garage. The title history of this house is that for 181 4th Avenue.”

The 2007/8 Reconnaissance Level Survey (RLS) of the Avenues does not list this building, instead it lists a property at 183 E. 4th Avenue that is evaluated as “D” for out of period. The photo shown in the survey is of the property located at 205 A Street and was built in 2007/2008.

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

RECONNAISSANCE LEVEL SURVEY – 2007-2008
4th Avenue, Page 2



181 E 4th Avenue
B



183 E 4th Avenue
D



184 E 4th Avenue
B



203 E 4th Avenue
A



207 E 4th Avenue
A



211 E 4th Avenue
B



212 E 4th Avenue
B



216-218 E 4th Avenue
B



219 E 4th Avenue
B



222 E 4th Avenue
A



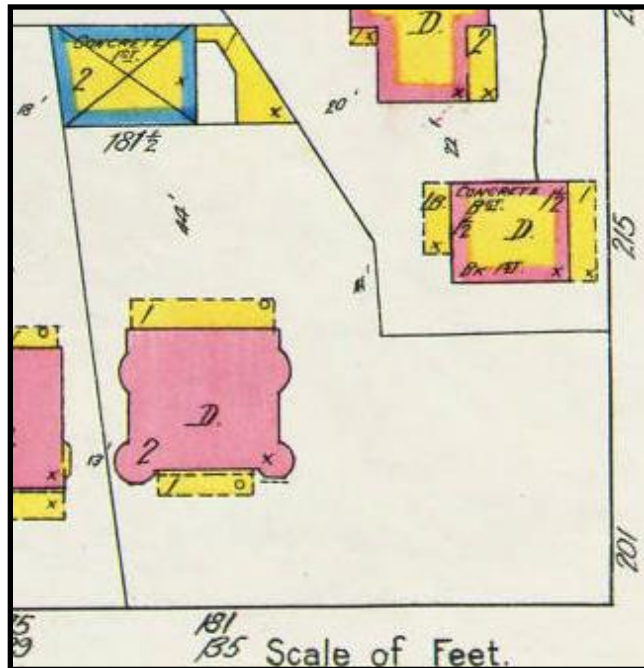
223 E 4th Avenue
B



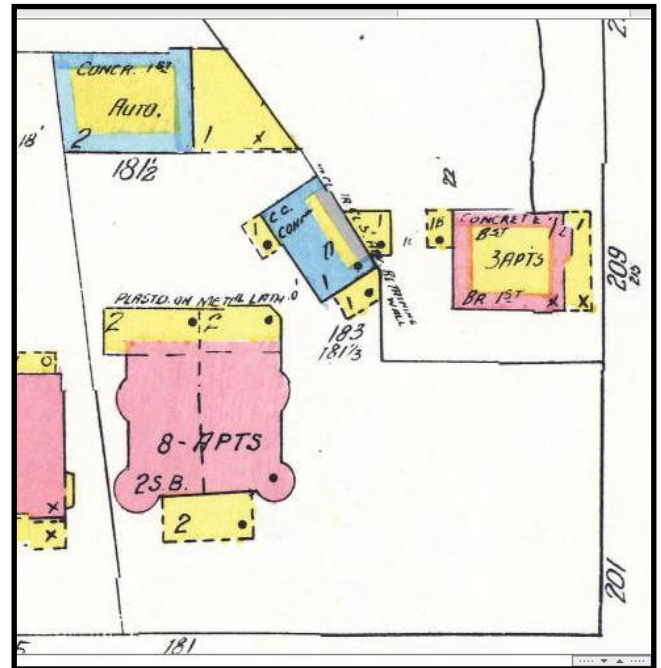
226 E 4th Avenue
B

Sanborn Maps

Sanborn maps show that this building did not exist in 1911, but it was built sometime between 1911 and 1950.



Sanborn Map, 1911



Sanborn Map, 1950

Building Permit History

Early building permit information does not include a date for when this building was built or a building permit number. It does show a date of September 14, 1970 for repair to fire damage.

Applicant's Account

The following is an account from the applicant who met with family members of the original owner, Matthew Noall:

"We had the opportunity to meet two of the granddaughters of the original owner/builder of the house (Matthew Noall) who still live in Utah and toured our house, and provided us a wealth of stories and information about the house/property from their time as children and growing up (they lived in the house at various times in their lives after it was converted to apartment units). Based on my conversations with them, my understanding is that the 183 apartment is currently significantly altered from its original state. They believe it was built in the 1940's/50's at the time the kitchen addition to the main house was built (it was not an original building with the main house). At some point it had been covered with a coarse concrete exterior and painted, with a small wood framed addition that served as a closet (made from plywood and stucco, very much NOT to code nor original to the apartment). Additionally, the apartment at one point apparently had a second story/attic space that at some point burned down (there is a small staircase inside the apartment that goes to the ceiling, all of which was altered and it now has a flat roof.)"



Small staircase to attic

Ordinance Provisions

Section 21A.34.020.B of the Salt Lake City Zoning Ordinance defines a “Contributing Structure”:

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

It defines a Noncontributing Structure as:

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

Section 21A.34.020.C (10) the ordinance outlines the following criteria to include a property on a local historic district:

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

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

The Ordinance criteria draw directly from the national preservation methodology and evaluation criteria developed by the U.S. Department of the Interior for the Secretary of the Interior’s Standards for Historic Preservation. In relation to criterion A and B, the National Park Service provides clarification and guidance in the National Register Bulletin 15 ‘How to Apply the National Register Criteria for Evaluation’. An extract from this Bulletin is provided as Attachment E to this report.

CONSIDERATIONS

In view of the building not being listed in the 2007/8 Avenues RL Survey as a contributing structure, the Historic Landmark Commission will need to determine if this structure is contributing to the Avenues Historic District. The commission will need to consider its significance and integrity in order to make the determination.

Significance

Analysis: The main structure on the site is the most significant in terms of architecture and the primary resource at this address. However, the building in question does tell a story of the site development as an ancillary rental unit. The 2007 survey, most likely overlooked this building. The building was evaluated as ‘contributory’ in the 1979 and it wasn’t listed in the 2007 Avenues surveys.

Findings: The building is not the primary historic structure on the site nor is the most significant. Staff finds

that the building has not substantially changed from when the building was evaluated in the 1979 RL Survey.

Integrity

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

- **Location:** **Location is the place where the historic property was constructed.** The location of the building remains intact.
- **Design:** **Design is the combination of elements that create the form, plan, space, structure, and style of a property.** The architectural design of this building is a combination of styles and forms. The architectural style of the wide eaves and exposed rafters can be considered as a craftsman style and at the same time the shape of the front façade can be considered partially as an octagon style with the low-pitched roofs and wide eaves. Other design elements are not distinguishable to be categorized to a specific style.



1936



2016



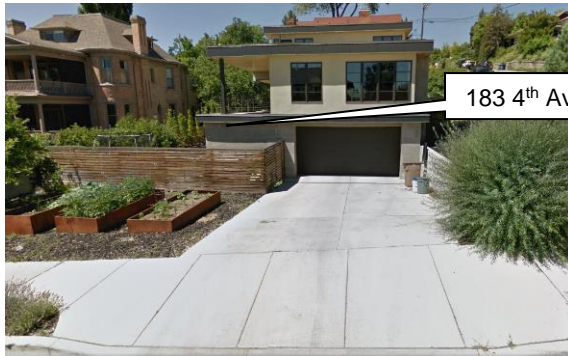
Roof Form



Closet Addition

The form of this building has changed slightly from the 1936 historic photo. The roof form has changed from flat to slightly pitch. A small wood frame addition that serves as a closet was added to the house at some point. No other changes can be confirmed with the information available.

- **Setting:** **Setting is the physical environment of a historic property.** This building is located behind the 181 4th Avenue building and it is hidden from street view.



Street View

- **Materials:** **Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.** The Sanborn map list the material of the building as being concrete, however the 1979 RL Survey list the material as concrete and stucco. The building is still concrete and stucco in the front of the house, painted concrete on the rear and the small addition is plywood and stucco.



Plywood and Stucco



Concrete and Stucco



Painted Concrete

- **Workmanship:** **Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.** The degree of skill used to create this building has no historic significance.

- **Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.** It is unclear when the building was built and when subsequent alterations happened. It is likely that this building was built between 1911 (according to the Sanborn Map) and before 1936 (according to the Salt Lake County Archive photo.)
- **Association: Association is the direct link between an important historic event or person and a historic property.** The 1979 survey identifies the association with the original owner. However, this building was most likely not his place of residency. It has been a rental unit.

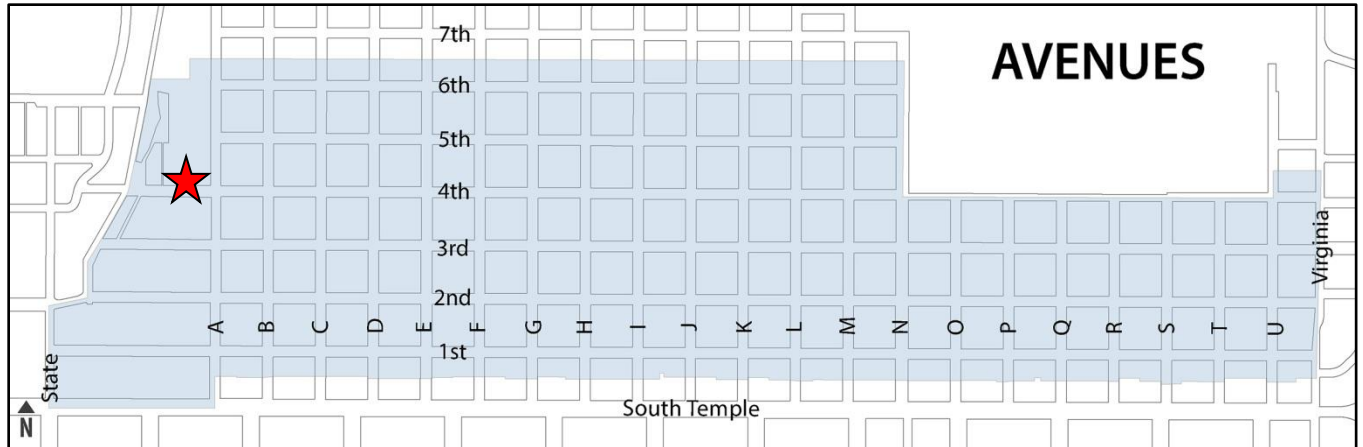
Findings: Staff finds that the building maintains integrity of its location, setting and materials. However, the design of the building is a combination of architectural styles mixed with elements that do not have a distinguishable style. The building lacks feeling or a sense of a particular period of time. Staff also finds that the workmanship and association with this building have no historic significance.

ATTACHMENTS:

- A.** Historic District Map
- B.** Surveys
- C.** Building Permit History
- D.** Request from Applicant
- E.** National Register Bulletin 15 - *How to Apply the National Register Criteria for Evaluation*. Extract

ATTACHMENT A: HISTORIC DISTRICT MAP

★ *Approximate Project Location*



ATTACHMENT B: SURVEYS

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

1
IDENTIFICATION

Street Address: 183 4th Avenue (181 1/3) Plat D Bl. 70 Lot 1
Name of Structure: _____ T. _____ R. _____ S. _____
Present Owner: Vernon Jarman UTM: _____
Owner Address: 1114 1st Avenue, Salt Lake City, Utah 84103 Tax #: _____

2
AGE/CONDITION/USE

Original Owner: Mathew Noall Construction Date: ca. 1900 Demolition Date: _____
Original Use: single family rental

Present Use:

- ☒ Single-Family
☐ Multi-Family
☐ Public
☐ Commercial

- ☐ Park
☐ Industrial
☐ Agricultural

- ☐ Vacant
☐ Religious
☐ Other

Occupants: _____

Building Condition:

- ☐ Excellent
☒ Good
☐ Deteriorated

- ☐ Site
☐ Ruins

Integrity:

- ☐ Unaltered
☒ Minor Alterations
☐ Major Alterations

3
STATUS

Preliminary Evaluation:

- ☒ Significant
☒ Contributory
☐ Not Contributory
☐ Intrusion

Final Register Status:

- ☐ National Landmark ☐ District
☐ National Register ☐ Multi-Resource
☐ State Register ☐ Thematic

4

DOCUMENTATION

Photography:

Date of Slides: 5/79 11/79
Views: Front ☒ Side ☒ Rear ☐ Other ☐

Date of Photographs: _____
Views: Front ☐ Side ☐ Rear ☐ Other ☐

Research Sources:

- ☐ Abstract of Title
☒ Plat Records
☒ Plat Map
☒ Tax Card & Photo
☐ Building Permit
☐ Sewer Permit
☐ Sanborn Maps

- ☐ City Directories
☐ Biographical Encyclopedias
☒ Obituary Index
☐ County & City Histories
☐ Personal Interviews
☒ Newspapers
☐ Utah State Historical Society Library

- ☐ LDS Church Archives
☐ LDS Genealogical Society
☐ U of U Library
☐ BYU Library
☐ USU Library
☐ SLC Library
☐ Other

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

Deseret News, February 20, 1950, p. B5.

Salt Lake County Records.

Property Type: 112

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

BATCH KEY
1804043632

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 00183 FOURTH AV

Name of Structure:

UTM: 12743 12744

T. 01.0 N R. 01.0 E S. 31

Present Owner: JARMAN, VERNON E. & ETHEL N.

1114 1ST AVE

Owner Address: SLC, UTAH

84103

Year Built (Tax Record): 1900

Effective Age: 1920

Tax #: 04 1071001

Legal Description

01 Kind of Building: RESIDENCE

COM 62 FT W FR SE COR LOT 1 BLK 70 PLAT D SLC SUR N 70 FT E 12.5 FT N 13- W 20 F
T TO DITCH NW'LY ALG SD DITCH N 31- W 68.75 FT W 2.75 RDS S 6-30° E 9 RDS E 53
.5 FT TO BEG

STATUS/USE 2

Original Owner:

Construction Date:

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

☐ Excellent☐ Site☐ Unaltered☐ Significant☐ Not of the☐ National Landmark☐ District☐ Good☐ Ruins☐ Minor Alterations☐ Contributory

Historic Period

☐ National Register☐ Multi-Resource☐ Deteriorated☐ Major Alterations☐ Not Contributory☐ State Register☐ Thematic

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

Photo No.:

Views: ☐ Front ☐ Side ☐ Rear ☐ OtherViews: ☐ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

☐ Abstract of Title☐ Sanborn Maps☐ Newspapers☐ U of U Library☐ Plat Records/Map☐ City Directories☐ Utah State Historical Society☐ BYU Library☐ Tax Card & Photo☐ Biographical Encyclopedias☐ Personal Interviews☐ USU Library☐ Building Permit☐ Obituary Index☐ LDS Church Archives☐ SLC Library☐ Sewer Permit☐ County & City Histories☐ LDS Genealogical Society☐ Other

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

Researcher:

Date:

Architect/Builder:

Building Materials: concrete block, stucco Building Type/Style:

Description of physical appearance & significant architectural features:

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

This is an oddly-shaped small one story apartment wedged behind 181 4th Avenue.

Statement of Historical Significance:

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

Matthew Noall (1864-1950) who built the house at 181 4th Avenue as his private residence, probably built this house in the early 1900's as a rental unit. In about 1900 Noall owned all of lot 1 block 70 west of the irrigation ditch that runs diagonally through the lot and part of lot 4. This house is behind 181 4th Avenue and is on the property that Noall owned. There are no public roads to this house. Noall built a private driveway so the renters could get to the house. He also built a rental unit at 181 1/2 which is now used as a garage. The title history of this house is that for 181 4th Avenue.

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

RECONNAISSANCE LEVEL SURVEY – 2007-2008
4th Avenue, Page 2



181 E 4th Avenue
B



183 E 4th Avenue
D



184 E 4th Avenue
B



203 E 4th Avenue
A



207 E 4th Avenue
A



211 E 4th Avenue
B



212 E 4th Avenue
B



216-218 E 4th Avenue
B



219 E 4th Avenue
B



222 E 4th Avenue
A



223 E 4th Avenue
B



226 ? E 4th Avenue
B

ATTACHMENT C: BUILDING PERMIT HISTORY

Address 183-4th Avenue Date 19Owner Jesse O. CarterBuilding Permit No. 1882-9-14-70

Electrical Permit No.

Plumbing Permit No.

Building Permit No.

Electrical Permit No.

Plumbing Permit No.

Building Permit No.

Electrical Permit No.

Plumbing Permit No.

Electrical Permit No.

Electrical Permit No.

Address 181-1/4th AveDate 5-142 units 118-99 R.I.1020Owner M. M. M. M. M.Bedg-7292-7-8-15 9038-Building Permit No. 6-2849Electrical Permit No. 6-2714-1-20-30-10-11-39Plumbing Permit No. 40-2587-5-14-30-40-5955

Power and Heat Permit No.

Building Permit No.

Shed Demolish
2161-10-13-70Electrical " " 2030-6-24-46

Plumbing " "

Building " "

Electrical " "

Plumbing " "

ATTACHMENT D: REQUEST FROM APPLICANT

Pace, Katia

From: Steve DeBois <stevedebois@yahoo.com>
Sent: Sunday, October 9, 2016 10:29 AM
To: Pace, Katia
Subject: Re: Accepted: 183 Fourth Avenue

Hello Katia.

Thank you for coming to look at the property (Technically 183 4th Ave, although it is on the land and a part of 181 4th Ave). I would like to request that we open up a case file to determine if we can move forward with out plans to build a garage on the location of that current building. Here is a summary of the information that I have on that building and what we are hoping to accomplish:

Although apparently constructed as a small apartment separate from the main house (181, currently on the historical registry), the unit is in significantly dilapidated and not habitable. Rather than continue to let it deteriorate, our plan is to replace the structure with a garage that better fits with the historical nature of the house, and allows for off street parking. We had the opportunity to meet two of the granddaughters of the original owner/builder of the house (Matthew Noall) who still live in Utah and toured our house, and provided us a wealth of stories and information about the house/property from their time as children and growing up (they lived in the house at various times in their lives after it was converted to apartment units). Based on my conversations with them, my understanding is that the 183 apartment is currently significantly altered from it's original state. They believe it was built in the 1940's/50's at the time the kitchen addition to the main house was built (it was not an original building with the main house). At some point it had been covered with a coarse concrete exterior and painted, with a small wood framed addition that served as a closet (made from plywood and stucco, very much NOT to code nor original to the apartment). Additionally, the apartment at one point apparently had a second story/attic space that at some point burned down (There is a small staircase inside the apartment that goes to the ceiling, all of which was altered and it now has a flat roof.)

Please let me know what other information I can provide and what else I can assist with to help facilitate this project moving forward. Thank you very much for you assistance and guidance!

Steve DeBois
stevedebois@yahoo.com
801-541-9861

From: "Pace, Katia" <Katia.Pace@slcgov.com>
To: 'stevedebois' <stevedebois@yahoo.com>
Sent: Monday, October 3, 2016 10:13 AM
Subject: RE: Accepted: 183 Fourth Avenue

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

**NATIONAL REGISTER BULLETIN****HOW TO APPLY THE NATIONAL REGISTER
CRITERIA FOR EVALUATION**[Previous](#)[Table of Contents](#)[Next](#)**U.S. Department of the Interior, National Park Service****VI. HOW TO IDENTIFY THE TYPE OF SIGNIFICANCE OF A
PROPERTY****INTRODUCTION**

When evaluated within its historic context, a property must be shown to be significant for *one or more of the four Criteria for Evaluation - A, B, C, or D* (listed earlier in [Part II](#)). The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential.

The basis for judging a property's significance and, ultimately, its eligibility under the Criteria is *historic context*. The use of historic context allows a property to be properly evaluated in a nearly infinite number of capacities. For instance, Criterion C:

Design/Construction can accommodate properties representing construction types that are unusual or widely practiced, that are innovative or traditional, that are "high style" or vernacular, that are the work of a famous architect or an unknown master craftsman. *The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its historic context.*

After identifying the relevant historic context(s) with which the property is associated, the four Criteria are applied to the property. Within the scope of the historic context, the National Register Criteria define the kind of significance that the properties represent.

For example, within the context of "19th Century Gunpowder Production in the Brandywine Valley," Criterion A would apply to those properties associated with important events in the founding and development of the industry. Criterion B would apply to those properties associated with persons who are significant in the founding of the industry or associated with important inventions related to gunpowder manufacturing. Criterion C would apply to those buildings, structures, or objects whose architectural form or style reflect important design qualities integral to the industry. And Criterion D would apply to properties that can convey information important in our understanding of this industrial process. If a property qualifies under more than one of the Criteria, its significance under each should be considered, if possible, in order to identify all aspects of its historical value.

National Register Criteria for Evaluation**

1. [Criterion A: Event](#)
2. [Criterion B: Person](#)
3. [Criterion C: Design/Construction](#)
4. [Criterion D: Information Potential](#)

**For a complete listing of the Criteria for Evaluation, refer to [Part II](#) of this bulletin

The National Register Criteria recognize different types of values embodied in districts, sites, buildings, structures, and objects. These values fall into the following categories:

Associative value (Criteria A and B): Properties significant for their association or linkage to events (Criteria A) or persons (Criteria B) important in the past.

Design or Construction value (Criterion C): Properties significant as representatives of the manmade expression of culture or technology.

Information value (Criterion D): Properties significant for their ability to yield important information about prehistory or history.

CRITERION A: EVENT

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

Understanding Criterion A: Event

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity. (See [Part V: How to Evaluate a Property Within its Historic Context](#).)

Several steps are involved in determining whether a property is significant for its associative values:

- Determine the nature and origin of the property,
- Identify the historic context with which it is associated, and
- Evaluate the property's history to determine whether it is associated with the historic context in any important way.

Applying Criterion A: Event

Types of Events

A property can be associated with either (or both) of two types of events:

- A specific event marking an important moment in American prehistory or history and
- A pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.

CRITERION B: PERSON

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

(For further information on properties eligible under Criterion B, refer to [National Register Bulletin: Guidelines for Evaluating and Documenting Properties Associated with Significant Persons.](#))

Understanding Criterion B: Person

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. (The policy regarding commemorative properties, birthplaces, and graves is explained further in [Part VII: How to Apply the Criteria Considerations.](#))

Several steps are involved in determining whether a property is significant for its associative values under Criterion B. First, determine the importance of the individual. Second, ascertain the length and nature of his/her association with the property under study and identify the other properties associated with the individual. Third, consider the property under Criterion B, as outlined below.

CRITERION C: DESIGN/CONSTRUCTION

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Understanding Criterion C: Design/Construction

This criterion applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork. To be eligible under Criterion C, a property must meet at least one of the following requirements:

Embody distinctive characteristics of a type, period, or method of construction.

Represent the work of a master.

Possess high artistic value.

Represent a significant and distinguishable entity whose components may lack individual distinction.

The first requirement, that properties "embody the distinctive characteristics of a type, period, or method of construction," refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. "The work of a master" refers to the technical or aesthetic achievements of an architect or craftsman. "High artistic values" concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement.

CRITERION D: INFORMATION POTENTIAL

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

Understanding Criterion D: Information Potential

Certain important research questions about human history can only be answered by the actual physical material of cultural resources. Criterion D encompasses the properties that have the potential to answer, in whole or in part, those types of research questions. The most common type of property nominated under this Criterion is the archeological site (or a district comprised of archeological sites). Buildings, objects, and structures (or districts comprised of these property types), however, can also be eligible for their information potential.

Criterion D has two requirements, which must *both* be met for a property to qualify:

The property must have, or have had, information to contribute to our understanding of human history or prehistory, and

The information must be considered important.

Under the first of these requirements, a property is eligible if it has been used as a source of data and contains more, as yet unretrieved data. A property is also eligible if it has not yet yielded information but, through testing or research, is determined a likely source of data.

Under the second requirement, the information must be carefully evaluated within an appropriate context to determine its importance. Information is considered "important" when it is shown to have a significant bearing on a research design that addresses such areas as: 1) current data gaps or alternative theories that challenge existing ones or 2) priority areas identified under a State or Federal agency management plan.



NATIONAL REGISTER BULLETIN

HOW TO APPLY THE NATIONAL REGISTER CRITERIA FOR EVALUATION

[Previous](#)

[Table of Contents](#)

[Next](#)

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

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

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

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

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

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

SEVEN ASPECTS OF INTEGRITY

- Location

Design

- Setting
- Materials
- Workmanship
- Feeling
- Association

Understanding the Aspects of Integrity

Location

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

Design

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

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

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

Setting

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

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

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

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

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

Materials

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

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

Workmanship

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

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

Feeling

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

Association

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

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

ASSESSING INTEGRITY IN PROPERTIES

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

The steps in assessing integrity are:

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

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

DEFINING THE ESSENTIAL PHYSICAL FEATURES

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