



ALLEN PARK CULTURAL LANDSCAPE REPORT

Salt Lake City, Utah
September 2022



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Front cover, main photo: Salt Lake City Public Lands

PROJECT OVERVIEW & STUDY AREA BOUNDARIES

Allen Park is located on the east side of Salt Lake City, Utah, on 1300 East and Allen Park Drive. The study area for The Allen Park Cultural Landscape Report is limited to the legal property boundary description of the park as owned by Salt Lake City for the purposes of the inventory and existing conditions report.

ALLEN PARK MANAGEMENT GOALS

This project was undertaken by Salt Lake City Corporation, managed by its Public Lands Department, and supported by the City's Planning and Engineering divisions of the Department of Community and Neighborhoods and Public Services in an effort to identify and document cultural landscape resources in Allen Park. Allen Park was previously a private estate and was acquired by Salt Lake City in 2019. The city has established the following management goals for Allen Park:

- Explore designation of Allen Park as a local and national landmark site.
- Retain the resources that contribute to the historical significance of the Allen Park Study Area.
- Preserve historic buildings in order of priority as funding becomes available.
- Adapt portions of the previously private residential site to use as a public park within the framework of preservation and appropriate rehabilitation.
- Determine which locations in the study area may need additional protection or designation as limited access.
- Enhance pedestrian access and connectivity to and through the site.

- Develop options for future on-site accessible parking and limited vehicle access.
- Communicate the significance of individual resources and establish guidelines for ongoing maintenance of these resources for Parks Maintenance Staff, HLC, and Preservation Staff.

SCOPE OF WORK

The purpose of this project was to prepare a Cultural Landscape Report (CLR). A CLR is a document used to guide the management of a cultural landscape. The CLR provides an understanding of the characteristics of the historic and existing landscape through period plans and a narrative description to describe the changes to the landscape. This report provides an overview of the changes to the landscape over time and identifies the periods of historic significance. The report includes site history, identification of periods of significance, existing conditions analysis and treatment recommendations. The Treatment section of the CLR addresses management needs related to the multiple uses of the site. This provides recommendation for the management approach to integrate historic preservation recommendations into current site development goals.

Salt Lake City's goal in the completion of a CLR for Allen Park was to gain a better perspective of the extended history of the site, and its changes over time from a landscape architectural perspective. The report documents the existing conditions of the park and evaluates the historical significance of the space. Using this historical research and historical significance evaluation, the CLR will go on to make treatment and management recommendations to help guide the future



Site Boundary

Figure 1-1. Allen Park Study Area



use of and changes to the park, to ensure that historically significant elements are preserved and protected.

RECOMMENDATIONS FOR FUTURE RESEARCH

- Research art conservation techniques applicable to the art found in Allen Park.
- Conduct further research into Ruth Allen's artistic training, philosophy, and approach.
- Consider utilizing ground penetrating radar to investigate archeological resources.

SIGNIFICANCE

The Allen Park cultural landscape qualifies for listing on the National Register under Criteria A, B, and C. The site is significant for its direct association with Dr. and Mrs. Allen and represents some of the activities and properties for which they achieved historical importance on a local level. Finally, Allen Park is significant for its collection of artworks and architectural resources that reflect vernacular styles and contributed to the formation of an intentional community on the property.

TREATMENT

Based on the significance and integrity of the park, we believe that the most appropriate treatment approach for the park as a whole is rehabilitation. The rehabilitation approach would include preservation of the landscape

resources which retain the most integrity, while allowing for the adaptive re-use of the landscape, and historically sensitive additions to the park. Treatment recommendations are discussed in detail in Part II, Chapter 5, Treatment Recommendations.

SUMMARY OF FINDINGS

Today Allen Park exists as a city park defined by 1300 E, the topography of the emigration creek corridor, and the overhead tree canopy. The built historic features of the park are organized around Allen Park Drive as the main circulation feature, including constructed water features, various artworks, and the former dwellings. Emigration creek flows through the site bringing a tranquil atmosphere to the space that is expanded by the dense vegetation, both native and introduced species.

PART I
CHAPTER 2 - SITE PHYSICAL HISTORY

The history of Allen Park divides into five temporal and thematic periods. These are based on a combination of broader social/historical movements and site-specific improvements that were made over time. The periods are as follows:

- Indigenous Period, Pre-1847
- Big Fields Period, 1847-1931
- Allen Park Development Period, 1931-1961
- Allen Stewardship Period, 1961-2018
- Salt Lake City Stewardship, Period 2018-2021

INDIGENOUS PERIOD, PRE-1847 ¹

The peaceful and secluded eight-acre parcel of land just off the bustling 1300 East corridor, known to locals now as “Allen Park,” is part of a once contiguous landscape of creeks, open spaces, and limited vegetation between the valley’s seven canyons and the Jordan River. Historically and currently, Emigration Creek flows from Emigration Canyon, across the east bench of the Salt Lake Valley, and ultimately to the Great Salt Lake. This relatively small creek played an important role in both America’s western expansion and Utah’s transition from a sparsely populated territory of Indigenous tribes to a settlement of pioneers (the Mormons) seeking religious freedom.²

The Salt Lake City Watershed Management Plan describes the physical and hydrologic

conditions of the creek as follows:

“Emigration Creek is 10.5 miles in length comprising 18.0 square miles of drainage area. The topography consists of low rolling hills with steep mountains to the north. Elevation ranges from 5,000 to 8,900 feet. The canyon side slopes are steep at the mouth of the canyon and become more gradual nearing the canyon head. The headwaters of Emigration Creek originate in Killyon and Burr Fork Canyons primarily from snow melt. The average annual yield is 4,939 acre-feet, the sixth highest in the plan area.”³

The Allen Park parcel was originally a piece of the undivided greater Salt Lake Valley, historically home first to the Fremont civilization and later to Numic speaking tribes.⁴ By 822 BCE (A.D. 1200) a “clear break” is evident between these two cultures and a shift from farming to foraging occurs. In a 2007 report, SWCA Environmental Consultants provided a summary history of the Late Prehistoric Period (800-175 BCE) which supports this transition:

“Throughout the Great Basin...brownware pottery called “Intermountain Brownware” or “Shoshonean Ware” appears. The appearance of these ceramics, along with other new material cultural items is thought to be evidence of an expansion of Numic-speaking peoples into the [Salt Lake] region from the Mojave Desert area. This perceived

demographic shift is at the crux of an ongoing, intense debate as to the existence and nature of these population movements. The Numic expansion model is premised on the fact that Numic-speaking groups were present in the area at the time of Euro-American contact.”⁵

Linguistic evidence demonstrates that while the Utah tribes share a common language origin that began to diverge approximately 1,000 years ago. Whether the changes noted in the material culture at the same time (e.g., the appearance of new projectile point types and pottery) represent replacement of local populations, absorption of former agriculturalists into Numic-speaking groups, or some complex combination of these processes remains an open question. All available evidence indicates that Late Prehistoric (800-175 BCE) groups in the region were primarily mobile hunter-gatherers. During the Late Prehistoric, native tribes had a more limited range of occupations, more limited environmental range opting for lower elevations, and an increased site size through continual reoccupation of the same locations.⁶

Three Numic tribes surrounded the Salt Lake Valley, which served as a buffer zone: Goshutes to the southwest of the Great Salt Lake; Northern Shoshone to the north; and Utes occupying land to the southeast. These tribes lived in relative peace with no major conflicts.⁷ While little physical built evidence remains that the native people frequented the canyons in the vicinity of Allen Park, pioneers

report Ute tribes living in the valley when they arrived, and “Native American names for City Creek, Parley’s, Big and Little Cottonwood, and Willow Canyons were recorded in survey notes and maps of Stansbury’s expedition.”⁸ While this expedition did not record a name for Emigration Canyon, documentation of Goshute history and tradition refers to it as tsa’po-a which means “good road” since it was a convenient path through the Wasatch.⁹ In fact, of the seven canyons, it is the most broad due to an ancient geologic fold.¹⁰

Largely based in a hostile part of the Great Basin, the Goshute were required to forage and hunt following a “desert mountain” pattern of people moving to resources instead of resources moving to the people.¹¹ They were adept gatherers, traveling significant distances in family groups to obtain food. The Goshute sourced at least 81 different varieties of wild vegetation for food.¹²

Sometime in the early-to-mid 1700s, the Northern Ute and the Northern Shoshone tribes acquired horses, which gave them greater range capabilities for foraging and hunting. They were likely not obtained directly from the Spaniards in New Mexico, as were many by Native American tribes of the region, but rather “diffused” through the region.¹³ The Northern Utes utilized the Salt Lake Valley’s highlands and the east bench for grazing horses because the grass was more plentiful and higher quality.¹⁴ As the valley was shared by numerous tribes, a network of trails crisscrossed the valley and canyons,

5 SWCA Environmental Consultants, “A Class III Cultural Resource Inventory and Monitoring Plan for the Pioneer Park (Block 48) Improvements, Phase I, Salt Lake City, Salt Lake County, Utah. 2007. (H-1-C)

6 SWCA Environmental Consultants. (H-1-C)

7 Utah Education Network (website), Native Americans. (H-1-D)

8 Jeffrey Carlstrom and Cynthia Furse, The History of Emigration Canyon: Gateway to Salt Lake Valley, 2003, 17.

9 Ralph V. Chamberlin, “Place and Personal Names of the Gosiute Indians of Utah,” 1913, 1-20. (H-1-F)

10 Carlstrom and Furse, The History of Emigration Canyon: Gateway to Salt Lake Valley, 7.

11 Simms, Ancient Peoples of the Great Basin and Colorado Plateau, 32.

12 David Begay, et al. A History of Utah’s American Indians. Edited by Forrest S. Cuch, 2003, 81. (H-1-A)

13 Simms, Ancient Peoples of the Great Basin and Colorado Plateau, 27.

14 Huffaker, Kirk and Forrest Cuch. Phone exchange with Forrest Cuch. Personal, December 23, 2020.

1 Given the purpose of this cultural landscape report, the Paleo-Indian (Approx. 12,000-10,000 B.P.), Archaic (10,000-2,000 B.P.), and Formative or Fremont (2,000/1,700-800 B.P.) periods will not be included in the historical context.

2 According to the Salt Lake City Watershed Management Plan (SLC Department of Public Utilities/Bear West Consulting Team, 1999), Emigration Creek ranks sixth out of the seven canyons of the Salt Lake Valley Wasatch Mountains when ranked by annual streamflow. (H-1-E)

3 Salt Lake City Watershed Management Plan. (H-1-E)

4 Steven R. Simms, Ancient Peoples of the Great Basin and Colorado Plateau, 2008, 230-232; Given that state archaeologist’s data and other research have shown little evidence of archaeology from the pre-pioneer settlement periods being present in the area, this narrative starts with the historic period Indigenous use.



Figure 2-1. Typical Intermountain Native Riparian Plant community. (H-1-I)

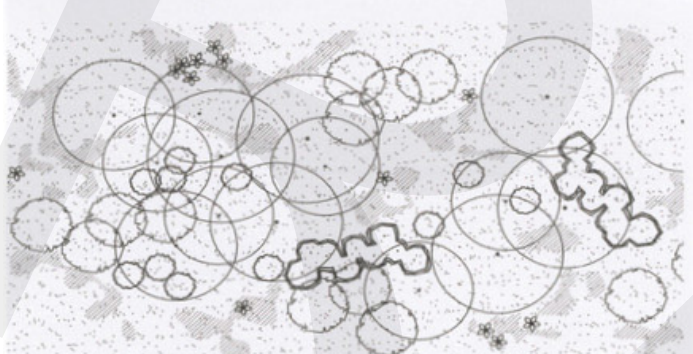
giving further evidence that nomadic lifestyles permeated the area.¹⁵

The major natural system and feature that dates to the Indigenous Period is that of Emigration Creek and its corridor. The use of the landscape around it for the cultural traditions of hunting and gathering, and the use of adjacent and flat creek areas for circulation were shaped by its linear form, alignment through a canyon, and the fact that it possessed water. There are no known buildings and structures, constructed water features, small-scale features, or archaeological sites from the Indigenous Period.

During the Indigenous Period the predominant vegetation throughout the current Allen Park property would have been associated with the region's Native Riparian Plant community.¹⁶



Typical Mountain Brush Association



Plan View - Typical Mountain Brush Plant Association



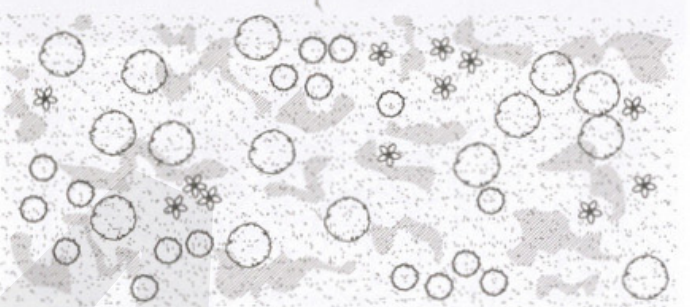
Section - Typical Mountain Brush Plant Association

Figure 2-2. Typical Intermountain Mountain Brush Plant Association. Credit: Water Wise, 2003. (H-1-J)

Riparian plant communities exist along streams and rivers ranging in elevation between 3,000 and 10,000 feet. The elevation of the Allen Park site is approximately 4,400 feet. Typical species



Typical Shrub Steppe Association



Plan View - Typical Shrub Steppe Plant Association



Section - Typical Shrub Steppe Plant Association

Figure 2-3. Typical Intermountain Shrub Steppe Plant Association. Credit: Water Wise, 2003. (H-1-K)

indigenous to riparian plant communities at this elevation include overstory trees such as Fremont cottonwood (*Populus fremontii* S. Wats.), willows (*Salix* sp.), western water birch (*Betula occidentalis*), thinleaf alder (*Alnus incana*), Rocky Mountain maple (*Acer glabrum*), and black hawthorn (*Crataegus douglasii*). Native woody understory plants include willows (*Salix* sp.), red-osier dogwood (*Cornus sericea*), and woods rose (*Rosa woodsii*). Grasses and forbs indigenous to these types of riparian areas include sheep fescue (*Festuca ovina*), Sandburg bluegrass (*Poa secunda*), milkweed (*Asclepias* sp.), Utah sweetvetch (*Hedysarum boreale*), and Oregon grape (*Mahonia repens*) to name a few.

Outside of the riparian corridor the predominant plant community on the Allen

Park study area would likely have been the Foothill Plant Association, typically found on sites between 4,000 to 7,000 feet in elevation. This would have included two common plant communities including Mountain Brush and Shrub Steppe, with the former located in micro-climate areas that receive and retain higher amounts of precipitation, similar to the large north-facing slope of the Allen Park study area. The latter would have been found on the flatter and dryer areas of the indigenous landscape.

The Mountain Brush association typically includes scrub oak (*Quercus gambelii*), bigtooth maple (*Acer grandidentatum*), Rocky Mountain juniper (*Juniperus scopulorum*), mountain snowberry (*Symphoricarpos oreophilus*), serviceberry (*Amelanchier utahensis*), creeping Oregon grape (*Mahonia repens*), and woods rose (*Rosa woodsii*). Herbaceous plants typical of this association include nettleleaf giant hyssop (*Agastache urticifolia*) and longleaf phlox (*Phlox longifolia*).

The Shrub Steppe association would have been found along flatter and dryer portions of the study area. Plant species typically found in this association include big sagebrush (*Artemisia tridentata*), rubber rabbitbrush (*Chrysothamnus nauseosus*), as well as grasses and forbs including prairie junegrass (*Koeleria macrantha*), blue-bunch wheatgrass (*Pseudoregneria spicata*), Western wheatgrass (*Pascopyrum smithii*), Idaho fescue (*Festuca idahoensis*), Great Basin wildrye (*Leymus cinereus*), Indian ricegrass (*Achnatherum hymenoides*), mountain brome (*Bromus marginatus*), arrowleaf balsamroot (*Balsamorhiza sagittate*), sulfur buckwheat (*Eriogonum umbellatum*), scarlet globemallow (*Sphaeralcea coccinea*), as well as a variety of Penstemon (*Penstemon* sp.) species.

¹⁵ Brad Westwood, *West Side Stories 4: Pre-European Settlement, Crossroads, and the Idea of Home*. (H-1-B)

¹⁶ This area is also associated with the Moist Wasatch Front Foothills ecoregion that supports the bulk of Utah's population and commercial activity. It is fed by perennial streams and aqueducts that originate in the adjacent Wasatch Range. Irrigated cropland growing alfalfa, vegetables, and small grains as well as orchards are common outside of urban areas. Land use has affected stream quality and irrigation diversions have reduced stream flow. Woods, A.J., Lammers, D.A., Bryce, S.A., Omernik, J.M., Denton, R.L., Domeier, M., and Comstock, J.A., 2001, *Ecoregions of Utah* (color poster with map, descriptive text, summary tables, and photographs): Reston, Virginia, U.S. Geological Survey (map scale 1:1,175,000). (M-2-G)

BIG FIELDS PERIOD, 1847-1931

Settlers, who were members of The Church of Jesus Christ of Latter-day Saints,¹⁷ entered the valley in 1847 by way of Emigration Canyon. They followed the road cut through the canyon by the Donner-Reed Party in 1846 then forged a new path at the mouth to avoid a steep hill. Pioneer journals reveal, "Their route followed Emigration Creek, which runs in a southwesterly course down to the valley floor in a deep ravine."¹⁸ Documentation by church historians has shown that the first two pathways

of emigrants in 1847 directly followed the creek on the south side, therefore passing through or passing very near the Allen Park parcel.

During this period, the Allen Park site possessed a gently sloping topography that followed the steam's slope, similar to that of the Indigenous Period. There were no known changes between the Indigenous Period and Big Fields Period in the characteristics of circulation and vegetation, but we obtain

additional information from the documentation of the Pioneers as they were the first colonizers to stay permanently in the Salt Lake Valley. Their early descriptions of the land included being "very dry and treeless, except those small trees near creeks, with very little grass."¹⁹

In 1833, Joseph Smith, leader of the Mormon faithful, laid out a visionary design for his City of Zion. Smith would not survive to reach the valley where his followers settled, but his grid-based city plan with wide streets, open squares, and agricultural belt was implemented shortly after the Pioneers arrived in the Salt Lake Valley. On August 2, 1847, Brigham Young wrote to Charles C. Rich, "We have commenced the survey of a city this morning."²⁰

Orson Pratt, assisted by Henry Sherwood, was tasked with completing the survey. No

permanent building would take place until the survey was complete. The initial survey was Plat A. It consisted of 135-acre square blocks each ten acres in size. One block was designated for public buildings and the others were divided equally into eight 1.25-acre rectangular lots to accommodate a home and large garden.

To the south and west, an area of 5,133 acres was set aside for larger scale farming.²¹ This area was referred to as the "Big Fields" and the change in land use and cultural tradition of utilizing the land for agriculture are major changes in the characteristics of the landscape during this period. Settlers were expected to keep a primary residence in the village and commute to the fields for work. From 900 South to 2100 South each block in the Big Fields 5 Acre Plat A contained twenty, five-acre

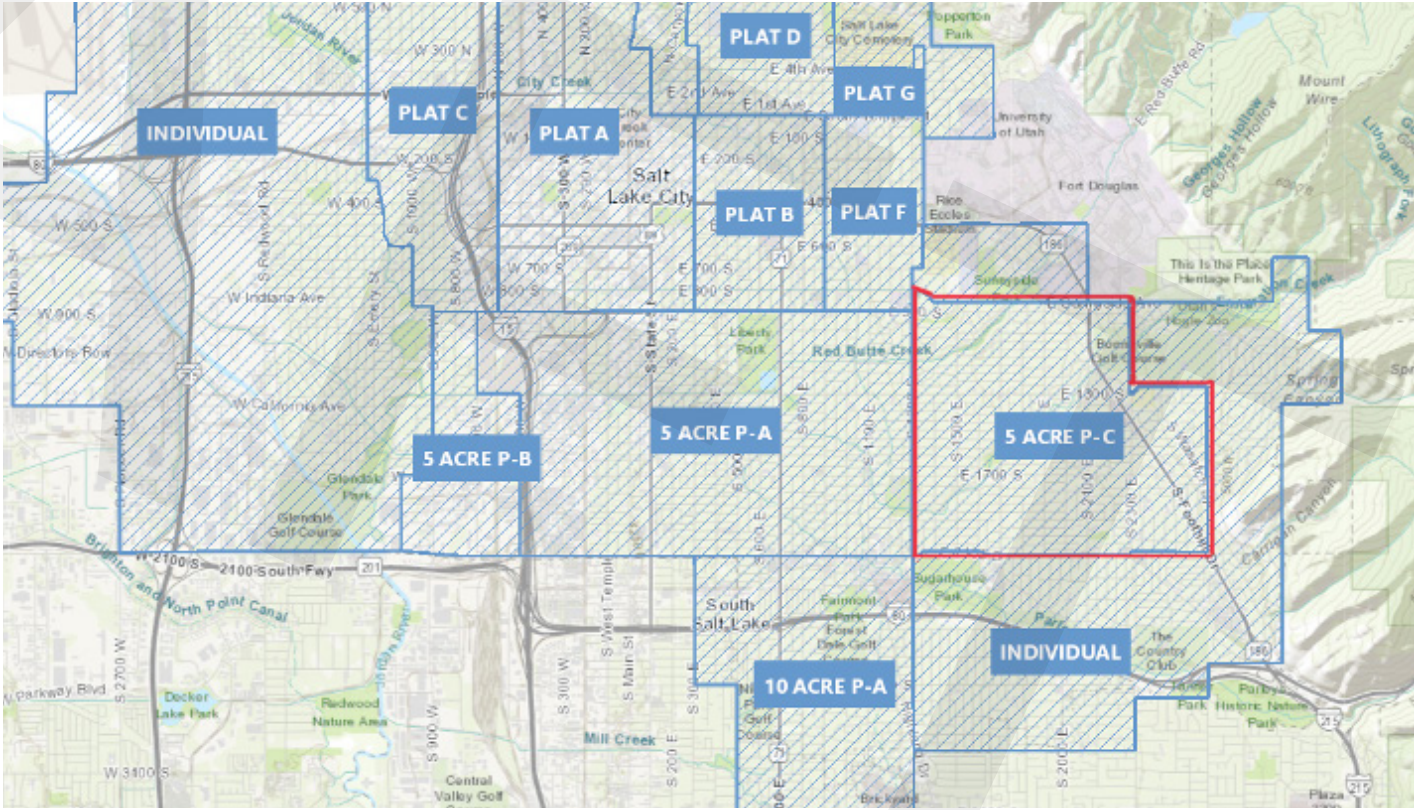
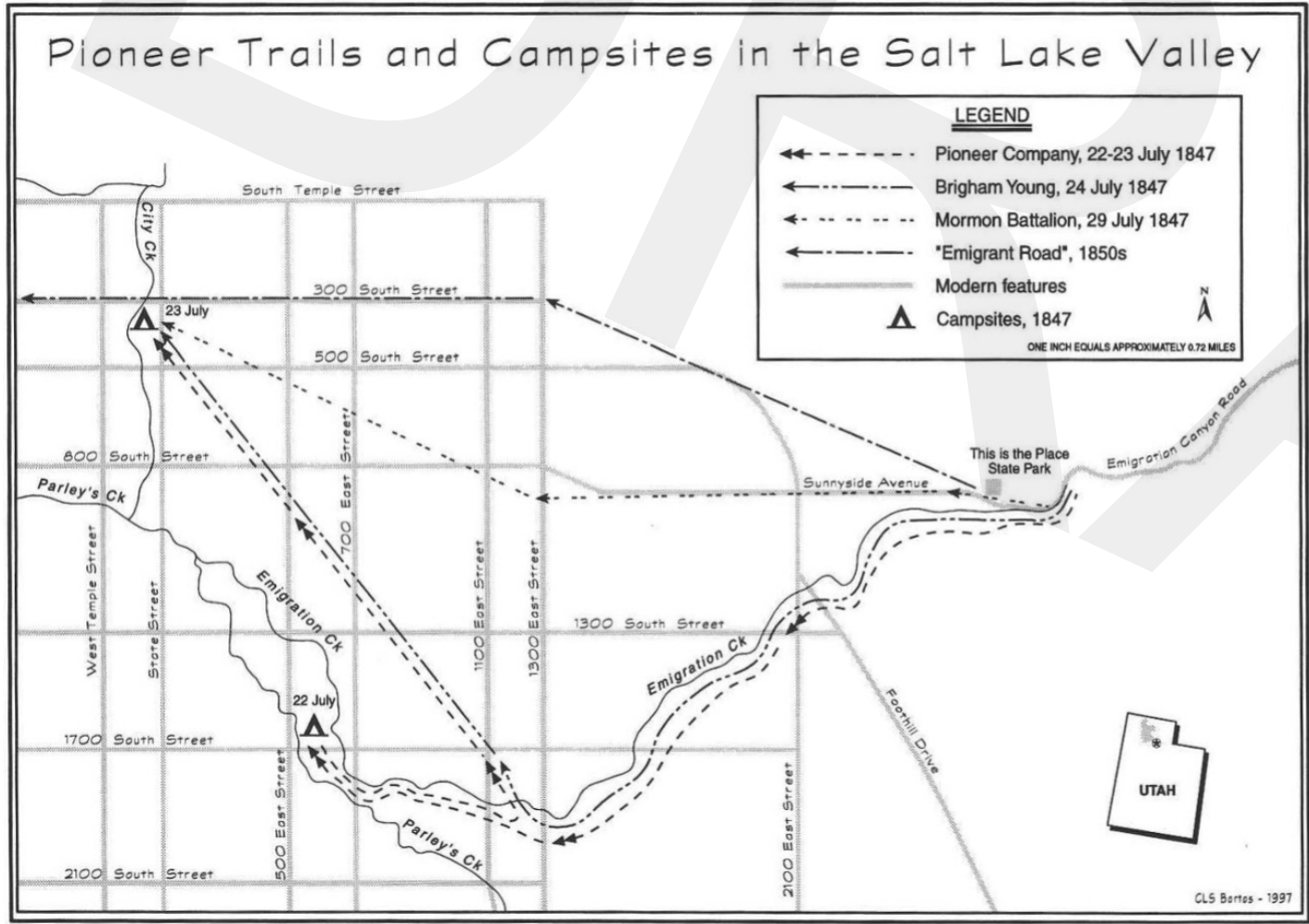




Figure 2-6. "Street in Great Salt Lake City—looking east," ca. 1851.²⁴



Figure 2-7. View northeast over 2100 South from Penitentiary site, ca. 1860-1890. Allen Park is approximately one-half mile from this location in this direction. The view from the east bench was generally open and largely unobstructed east to the Wasatch Mountains, west into the valley, and northwest toward downtown. (H-2-C)

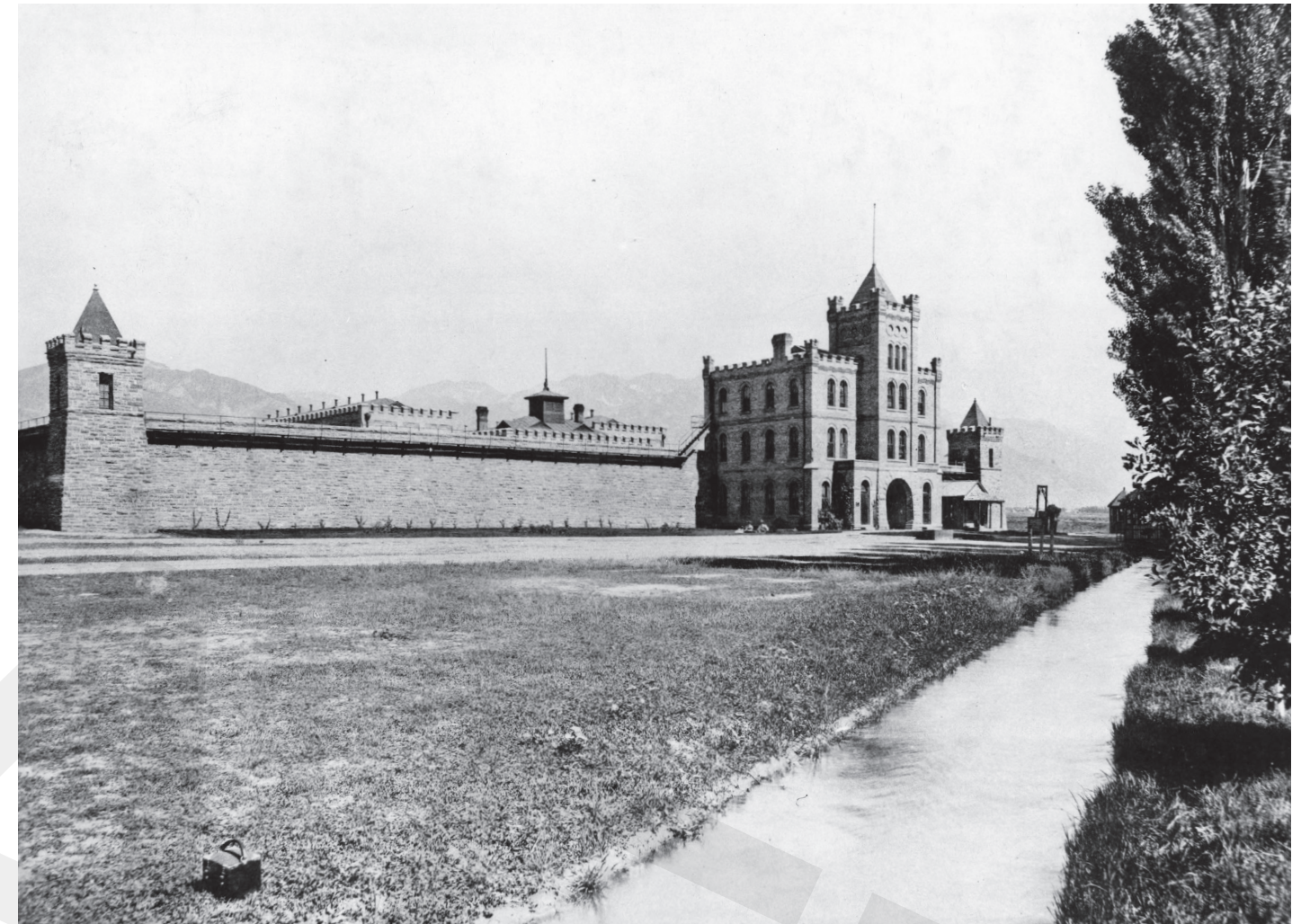


Figure 2-8. Utah State Penitentiary in 1896 showing the Kennedy Irrigation Ditch. (H-2-D)

lots."²² Subsequent plats for Big Fields 5 Acre Plat B (800 West to the Jordan River and 900 South to 2100 South) and Big Fields 5 Acre Plat C (1300 East to 2900 East and 900 South to 2100 South, including Allen Park) followed in with the same lot layout. Crops such as corn and wheat were grown in much of the Big Fields while land on the east bench, where Allen Park is located, even in Big Fields plats, was primarily used for grazing.²³

Three notable developments drove change on the east bench that influenced cultural traditions and the eventual change in land use for what is currently Allen Park. First, the growing number of emigrants to the Salt Lake Valley, bolstered by successful Mormon missionary efforts and the Perpetual Emigrating Fund²⁵, rapidly depleted the number of properties available to settlers and necessitated city expansion.²⁶ Many of these settlers chose to establish farms on

²² Cecilia Parera, "Mormon Town Planning: Physical and Social Relevance," 162. (H-2-Q)

²³ It is unknown when or if a transition to cultivation occurred. Huffaker, Kirk and W. Randall Dixon. Email exchange, Personal, April 16, 2021.

²⁴ Grunder and Cohen note this scene was also published in Howard Stansbury's Exploration and Survey of the Valley of the Great Salt Lake of Utah.

²⁵ Established in 1849, the Fund helped as many as 30,000 settlers. Emily Crumpton, "Perpetual Emigrating Fund Company," 2020. (H-2-K)

²⁶ Leonard J. Arrington, Great Basin Kingdom, 1993; 2004.

the east bench, which was made possible by construction of the Kennedy Irrigation Ditch. However, rapid growth continued creating the need to subdivide and plat the Big Fields for residential development by the turn-of-the-century.

Second, in 1854 a factory to process sugar was built a few blocks away from the future Allen Park parcel at 1100 East and 2100 South. While it never began operation as a sugar mill, it inspired the neighborhood name “Sugar House” and was repurposed as a paper mill in 1860. The Sugar House, followed by other industrial companies providing ice, wood, and bricks, brought industry and growth to the area of Big Fields Plat C.

Lastly, irrigation was brought to the east bench when the Kennedy Ditch, named after the first watermaster Charles Kennedy, was constructed beginning in 1848. The Kennedy Ditch was one of the earliest waterways to be constructed by the Pioneers, diverting water from Parley’s Creek at 1700 East, carrying it in a meandering northwest direction, and emptying into Red Butte Creek at about 1300 East and 1300 South. Along its way, it passed through the future site of Allen Park and is considered as a constructed water feature of the cultural landscape. The Kennedy Ditch irrigated hundreds of acres of agricultural land. Mormons considered water communal property and watermasters were appointed to oversee construction and maintenance of the ditches. All individuals benefiting from the irrigation were required to help with labor for upkeep. Irrigation was absolutely essential for cultivating crops and made settlement in the Salt Lake Valley possible. The city’s irrigation

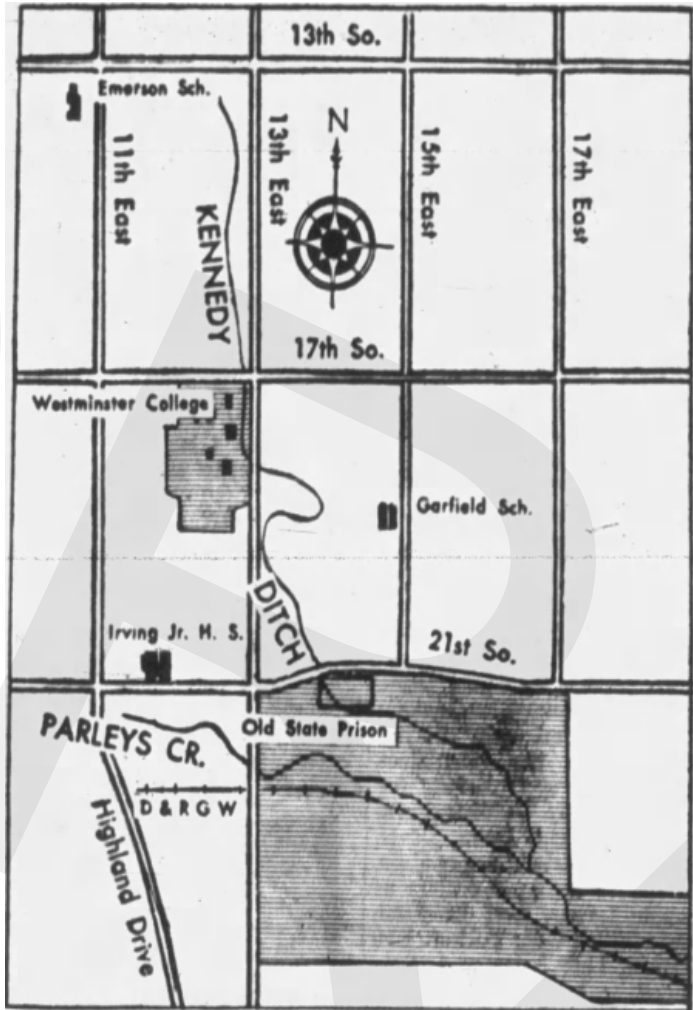


Figure 2-10. Map of Kennedy Ditch made upon its dissolution in 1955. (H-2-E)

system was deemed ‘remarkable’ by Howard Stansbury when he visited the city in 1850.²⁷ The direct contribution of the Kennedy Ditch on the east bench included the growth of more robust grasses for grazing, planting of trees and personal orchards, development of large-scale farms like at the Utah State Penitentiary, and smaller scale agriculture such as the nursery at 1300 East and Hollywood Ave (1950 South).²⁸

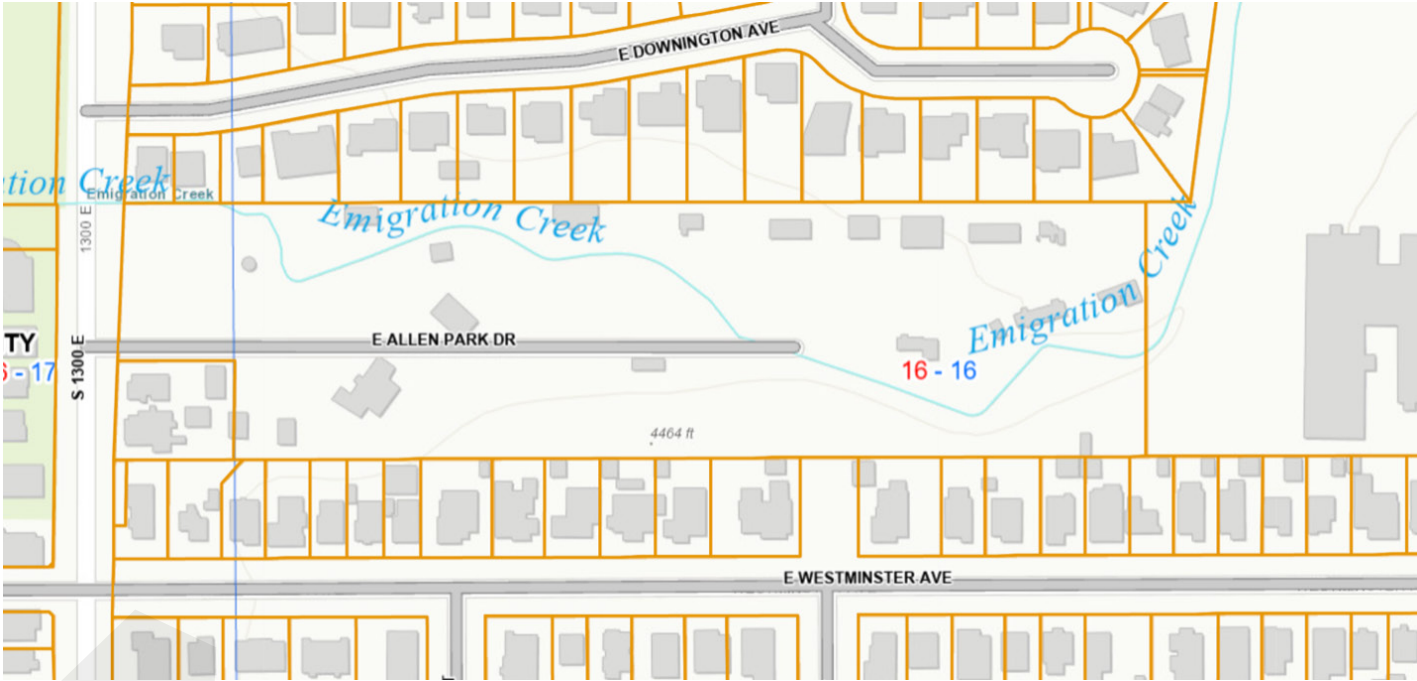


Figure 2-9. The faint line that marks the top of the creek bank has nearly an identical shape to the newspaper map in Figure 2-10. (M-2-I)

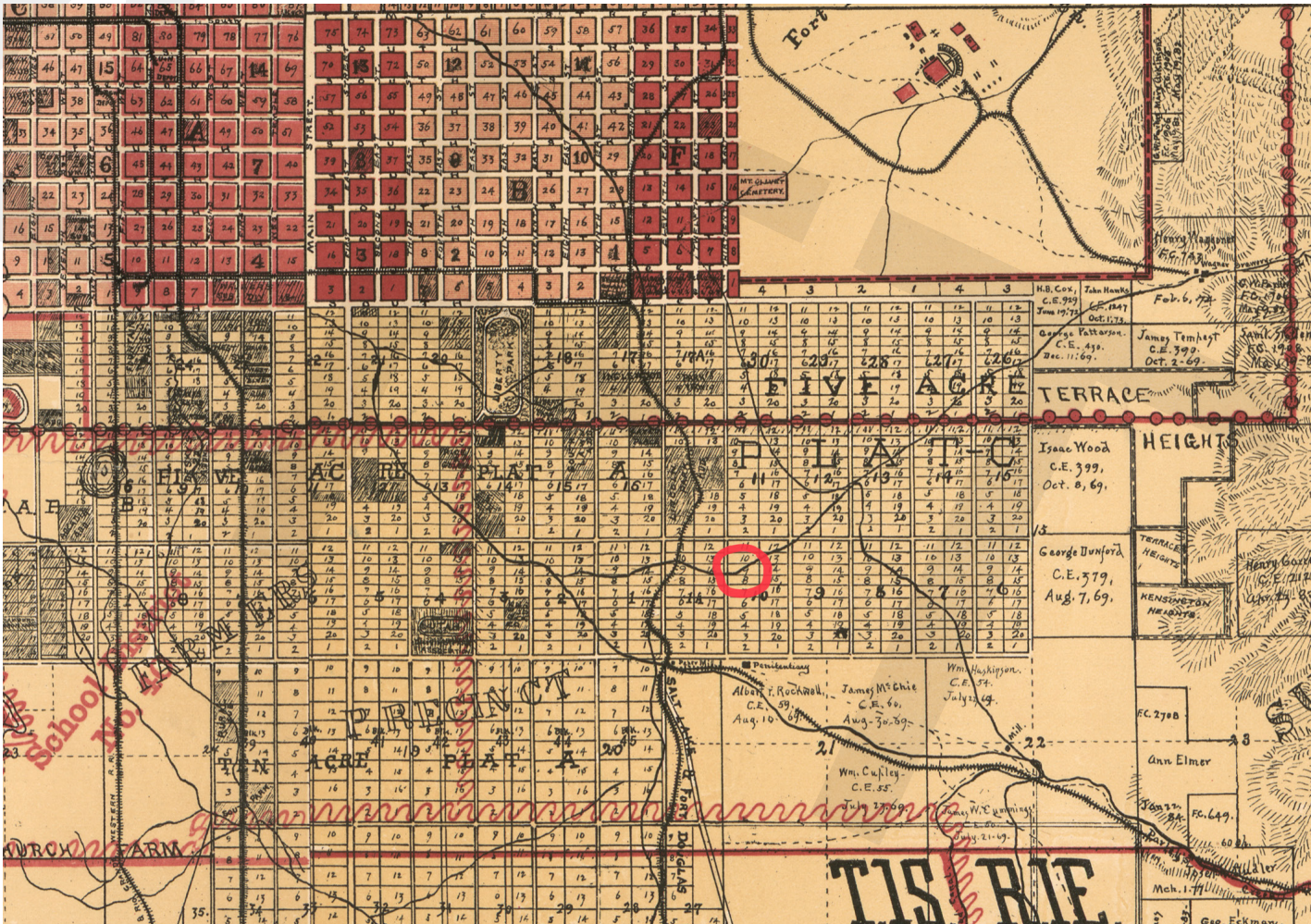


Figure 2-11. Salt Lake City, 1890, with Allen Park circled in red. (M-2-E)

²⁷ LeRoy W. Hooton, Jr., “Our Pioneer Legacy,” 2008. (H-2-O)
²⁸ In 1888 the city entered into an exchange agreement with the various water associations with rights to water from the canyons of the Wasatch Mountains. In exchange for canyon water, which was better suited for drinking, the city would provide irrigation water from the Jordan and Salt Lake City Canal. This was an important exchange to facilitate the growth and development in the valley, and canyon water continues to be the main source of culinary water today. LeRoy W. Hooton, Jr., “An AWWA National Landmark: The Jordan and Salt Lake City Canal” (paper presentation, Intermountain Section of the American Water Works Association Annual Conference, Snowbird, UT, September 17, 1993. (H-2-L)

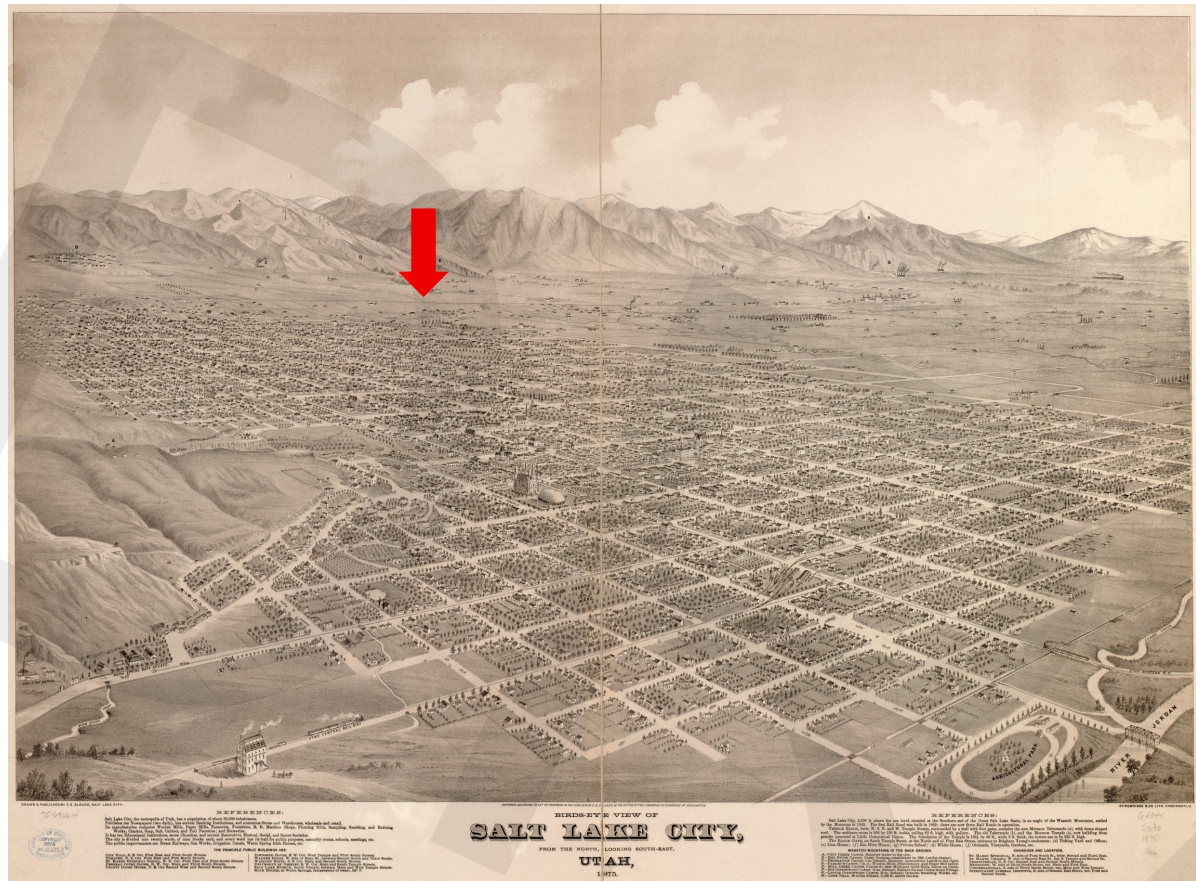


Figure 2-12. Allen Park marked in the distance of this 1875 bird's eye view. Letter 'C' on the left marks Emigration Canyon. (M-2-F)

While culinary water flowed south from the spring in Wasatch Hollow to neighborhoods and the Utah State Penitentiary, Kennedy Ditch irrigation water flowed north. The path of the Kennedy Ditch through Allen Park is minimally visible today, having been abandoned in 1955. While it can be seen meandering through Allen Park in a newspaper article, the most accurate path of the ditch is likely just below the line that marks the top of the creek bank.

Like nearly every other irrigation ditch of the period, the Kennedy Ditch was gravity fed, requiring careful attention to the ditch's grade over its length. As such, the paths of such ditches are very intentional to use the landscape contours. The builders of the ditch would not have made a conscious decision to put the ditch through Allen Park since the property as such didn't exist at the time, but they would have consciously chosen the best path to maintain an appropriate grade between the origin of the ditch and its ultimate terminus.

To accommodate the rapidly growing population, the city added Plats D-G east of downtown's Plat A in 1867. This was followed by the subdivision of the Big Fields land from 900 South to 2100 South between 800 West and 2300 East in the 1870s. The result was dividing original agricultural blocks into smaller, rectangular blocks that would be more marketable and efficient for single family residential development.²⁹ While the Allen Park property was subdivided by the city at this time, it remained undeveloped for sixty more

years due to its location within the floodplain of Emigration Creek.

Allen Park is located in Block 10 of Big Fields 5 Acre Plat C and comprises most of Lot 7 and part of Lot 16. Land ownership of Allen Park's Lot 7 (the westernmost part of the lot) was also impacted by events in the mid 1800s. In 1855, the U.S. Congress passed a bill allowing land grants to officers and soldiers who engaged in military service. In 1871, Robert Barrow was granted 160 acres by President Grover Cleveland for his service in the U.S. Militia during the Utah Indian Disturbances. Barrow did not keep the land but instead followed the Mormon practice of turning all land over to Church leaders for distribution.³⁰ Thus, Barrow granted the land to Brigham Young who signed it over to Thomas Burchell who ultimately granted it to William Staker, who acted as a trustee.³¹ Staker distributed land to new arrivals. In the case of Lot 7, it was granted by Staker to a convert from Denmark, Christian Fjeltsted, in 1871.

Fjeltsted held the land for almost seven years before selling it to Jeffrey Sutcliff Hodgson and Hannah Hodgson in 1878.³² It is during Hodgson's ownership that a barn was constructed on site, likely to facilitate the agricultural land use on site.³³ The major thoroughfare of 1300 East, which forms the western boundary of Allen Park was paved by 1910.³⁴ Westminster College, originally located downtown, moved to its current location at 1700 South and 1300 East in 1911.³⁵

29 Cecilia Parera, "Mormon Town Planning: Physical and Social Relevance," 162. (H-2-Q)
30 Bureau of Land Management, "Land Patent Search," digital images, General Land Office Records (<http://glorerecords.blm.gov/PatentSearch> : accessed April 28, 2021), Thomas Burchell, (Salt Lake County, Utah), homestead patent no. 0514-100. (H-2-M)
31 Bureau of Land Management, "Land Patent Search," digital images, General Land Office Records (<http://glorerecords.blm.gov/PatentSearch> : accessed April 28, 2021), Christian Willingbeck, (Salt Lake County, Utah), homestead patent no. UT0170.092. (H-2-N)
32 Following the death of Brigham Young in 1877, the Church changed their policies related to the receiving and use of land, allowing grantees of Church-designated property to freely sell it.
33 Sanborn Fire Insurance Co. map, 1911. (M-1-B)
34 Historic photos show the paving of 1300 East between 1890-1910.
35 "History," Westminster College, accessed May 19, 2021, <https://westminstercollege.edu/about/history.html>.

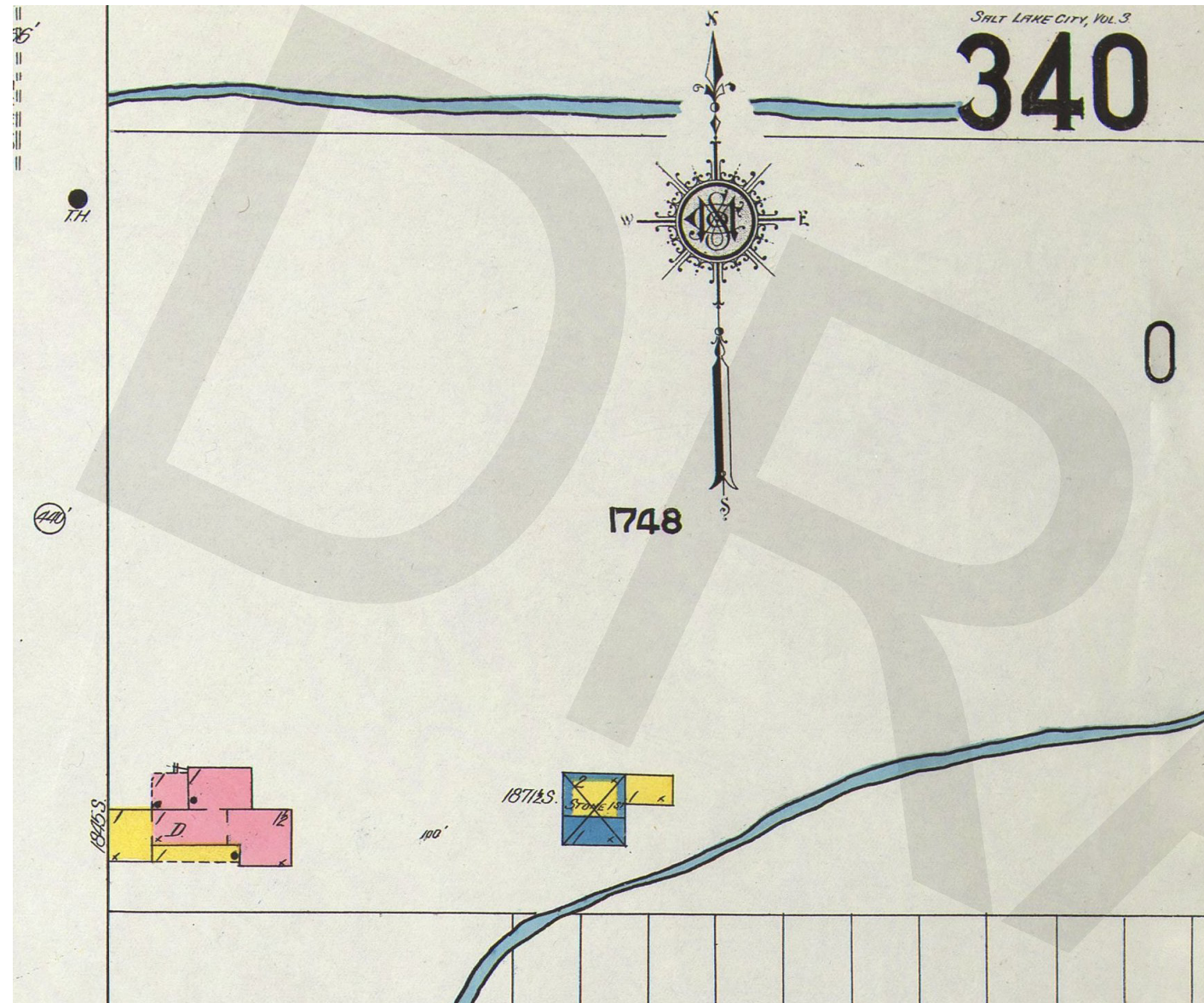


Figure 2-13. As depicted in 1911, the barn on the future Allen property is located bottom center with Emigration Creek at the top and the Kennedy Irrigation Ditch at the bottom running from south to east. (M-1-B)

As seen in 1922, the vegetation on the steeper section of the ravine appears to be more consistent with the Shrub-Steppe Association based on height and texture. This may be due to the site being cleared for grazing. The topography visible in this photo is consistent with what is on the site today.

In August 1929, Julius A. Rockwood bought the property.³⁶ Rockwood was the son of Clarence Rockwood, founder and owner of the Rockwood Furniture Store in Sugar House, where Julius was the business manager.³⁷ Julius Rockwood apparently purchased the Emigration Creek property as an investment and not a farming enterprise. As early as 1930,

³⁶ Salt Lake County Recorder, property records.

³⁷ Julius's son, Clarence LeRoy Rockwood, recalled that in his childhood, "Father was a good trader in business. He once traded one of our horses for some furniture, a diamond ring, and some property." Clarence LeRoy Rockwood: Handwritten memories of his parents Julius Apollus Rockwood and Mary Ellen Hill Rockwood (H-2-B); Ancestry.com; Fourteenth Census of the United States Population Schedule, April 2, 1930, accessed April 15, 2021. (H-2-P)



Figure 2-14. View southeast from atop Converse Hall at Westminster College into Allen Park, ca. 1922. The white house right of center is The Nest, to the right of that is the barn, named by the Allens as The Roost, and the path of the Kennedy Ditch parallels 1300 East. (H-2-A)

Rockwood began leasing the property to Dr. George Allen to make improvements, and eventually sold the property to Dr. Allen in February 1934.

During the Big Fields Period, much of the flatter foothill areas consistent with the Shrub Steppe plant association were put into cultivation and/or grazing, while the steeper areas of the study area including the riparian corridor and Mountain Brush hillsides were left

relatively undisturbed, with possible grazing intrusion. It is also likely that during this period that some of the non-native shade trees were likely introduced to the site or to adjacent sites to provide shade to homes and outbuildings. There are no known small-scale features or archaeological sites within the cultural landscape, nor any known characteristics of spatial organization or cluster arrangement from the Big Fields Period.

BIOGRAPHY OF DR. GEORGE A. ALLEN

George Albert Allen was a native of Canada, born in Penetang, Ontario, on June 7, 1894. His family moved to Clinton, Illinois, in 1900 where his father W.H. Allen was a tinsmith until he retired. He received his B.S. in 1918 and M.D. in 1920, and married Ruth Larson the same year.³⁸ Allen came to Utah in 1920, first working as a physician to Standard Coal Company at Standardville (Carbon County). He established a practice in Salt Lake City in 1921 and served on the staff of St. Mark's Hospital and was employed as a surgeon to a few industrial companies. Under Governor Charles R. Mabey, he served as a physician to the Utah State Penitentiary, which at the time was located at what is now Sugar House Park.

Allen rose to be a prominent civic leader through activity in several local organizations, later leading the effort to erect the Sugar House Monument to honor early industrial business in the area.

Allen became most well known internationally as a distinguished naturalist and collector of rare and ornamental birds. He first became interested in game birds in 1926,³⁹ which inspired him in part to create an aviary. With the acquisition and development of seven-plus acres along Emigration Creek starting as early as 1930, Dr. Allen established Allen Park with a vision to build a bird sanctuary in the city. Allen did not have a background in development, planning, architecture, landscape, or art, but utilized them all in the development of Allen Park over the next thirty years. His particular passion for birds led him to build Allen Park into a place widely considered the largest and finest avian collection in the state. Allen worked the land to suit his vision, filling low areas, planting trees and other flora (as documented



Figure 2-15. Dr. George A. Allen, c. 1935, Allen Publishing Company Photograph Collection. (R-1-F)

in Chapter 3 - Existing Conditions), constructing his personal residence in a rustic aesthetic in a prominent location near the entrance, building numerous bird enclosures, developing a village of structures for rental, and spreading artwork throughout the site.

Allen was President of the Salt Lake Zoological Society in the early 1930s and led the community effort to establish a zoo at Hogle Gardens.⁴⁰ Famously, he raised awareness for building a zoo by walking a tiger on a leash down Main Street. Tracy Aviary at Liberty Park was also started with support by Dr. Allen.⁴¹

In addition to his role as the first President of the Salt Lake Zoological Society, Allen served in leadership of several wildlife conservation organizations.

In order to support young people in the medical field, Dr. Allen allowed medical interns from the University of Utah to stay rent free in the apartments he relocated to his land during the 1930s and 1940s. It was also said that Dr. Allen was one of the first white general practitioners who would attend to other races, including African Americans, Native Americans, and "gypsies." Some of these people would also be allowed to camp in front of Dr. Allen's residence while they were being treated or if they were nomadic.⁴²

BIOGRAPHY OF GEORGIE RUTH LARSON ALLEN

Georgie Ruth Larson was born in 1894 in Oak Park, Illinois.⁴³ She attended high school in Chicago, and given exceptional artistic abilities, proceeded to extend her education at the Chicago Art Institute. Ruth, as she was later going by, and Dr. Allen were married in 1920 after they presumably met in Chicago during Allen's internship at Grant Hospital in Chicago. During her time in Chicago, Ruth became a fashion illustrator for noted department stores, utilizing her talents later as a wildlife artist for the family's publication, *The Gazette*, and participating with the family in creating artwork throughout Allen Park.⁴⁴



Figure 2-16. Ruth Allen, 1957, Allen Publishing Company Photograph Collection. (R-1-K)

In Salt Lake City, she participated in the Ladies' Literary Club, Republican Women's Club and other civic organizations.⁴⁵ For nearly forty years, she provided complete management for over thirty rental units at Allen Park, and during that time likely participated in the creation of artworks of mosaic tile in concrete throughout Allen Park where they lived.⁴⁶ The Allens had four children - Mary Rose, Amy Roberta, Sally Ann, and George Albert, Jr. Ruth Larson Allen died in April 1985.

38 J. Cecil Alter, *Utah The Storied Domain*, Vol. 2, 1932, 122. (R-1-A)

39 Westminster College archives. (R-1-D)

40 Geo. A. Allen to My Dear Sir, 2 June 1931, Archives, Westminster College. (R-1-I)

41 Historic site form, Allen Park, Utah SHPO, 1985. (R-1-H)

42 Chris Brockert, et al. "Allen Park," 1992. (R-1-C)

43 Familysearch.org, accessed April 11, 2021.

44 "Zoological Society Organizer, Ruth Larson Allen, Dies at 91," (obituary) *The Salt Lake Tribune*, April 5, 1985. (R-1-J)

45 J. Cecil Alter, *Utah The Storied Domain*, Vol. 2, 1932, 122. (R-1-A)

46 Given her artistic background and training, it is likely that Ruth participated in the creation of the artwork. However, there is little documentation of how the artwork was created and by whom. A request for information has been submitted to the School of the Art Institute of Chicago, where Ruth attended, and additional review of her prominence as an artist is warranted as information becomes available. Evaluation under Criterion B is inconclusive at this time due to insufficient information at the time this analysis was written to fully assess Ruth's significance in the field of art.

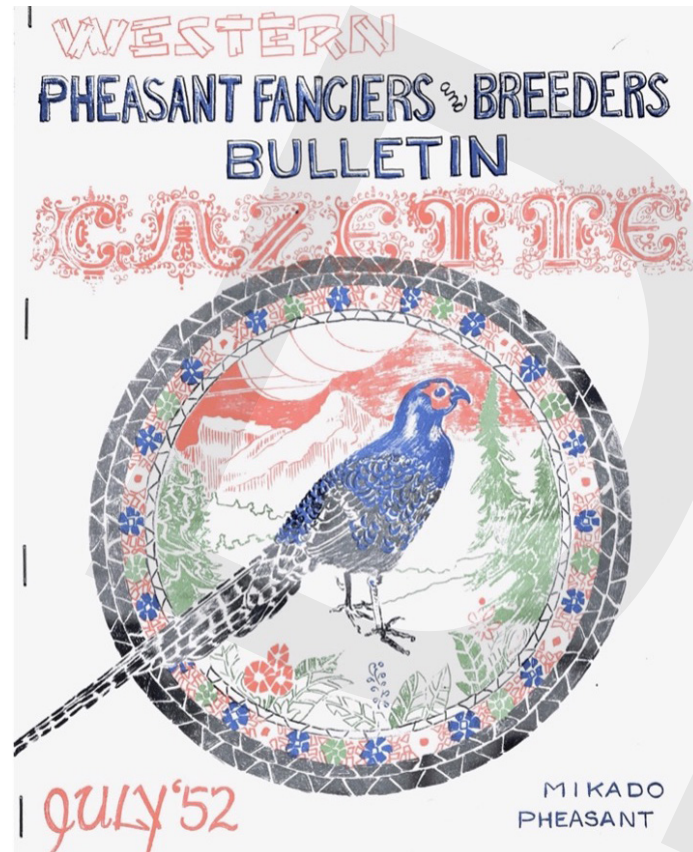


Figure 2-17. (Top) From *The Gazette*, July 1952, displaying artwork by Ruth Allen (R-1-L) and (Bottom), a photograph of inlaid tile artwork in the Allen House fireplace hearth. The similarity indicates a connection between Ruth Larson Allen's artwork in the magazine and physically throughout Allen Park.

ALLEN PARK DEVELOPMENT PERIOD, 1931-1961⁴⁷

The Allen family moved to the site at 1865 S. Edge Hill Blvd. (1300 East) by 1931, living in the existing barn and small house at the west end of the property.⁴⁸ At that time, the cultural tradition of development of single-family houses on a grid system was typical of many U.S. inner-ring suburbs. Westminster Avenue and the neighborhood to the south had been developed as single-family neighborhoods starting in 1905. Garfield School to the east was built in 1921 and had been expanded once in 1926. Westminster College to the west was embedded in the neighborhood after two decades of operation. However, Downington Street to the north had very few existing houses due to its location within the floodplain of Emigration Creek.

The Allen Park site remained largely undeveloped until coming into possession of the Allen family. Reasons for this may have been its location within the floodplain of Emigration Creek or its use as a de facto community dumping site.⁴⁹ Allen's reasons for purchasing the site were likely straightforward. "My grandfather was always interested in birds and the problems they faced with human encroachment. He was interested in the scientific and educational aspects of birds in captivity," stated Dr. Allen's grandson, George Allen III, in 1992.⁵⁰

However, the Allens took to modifying the landscape immediately in preparation of their vision to create an aviary and home. "It took thousands of loads of dirt to fill up the deep canyon. And when it was filled Dr. Allen planted 35 different varieties of trees and dug deep

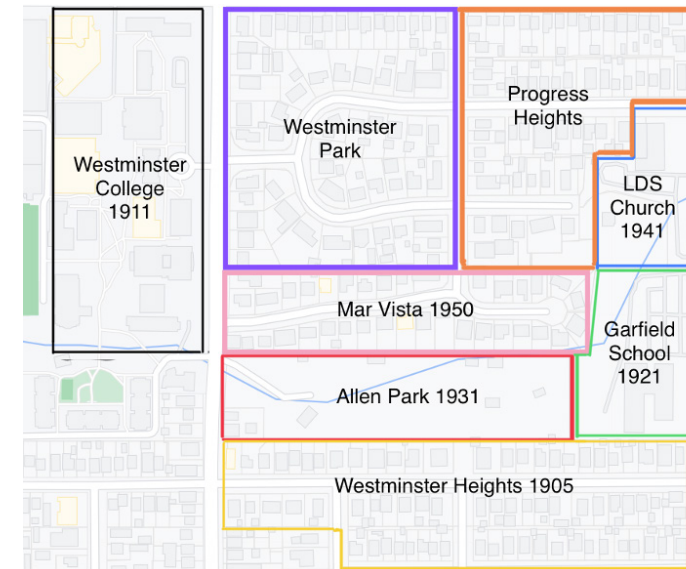


Figure 2-18. Neighborhood subdivision and development adjacent to Allen Park. (M-2-I)

wells, built bridges to ford the creek, made fountains and planted flower and fixed lily ponds."⁵¹ The dirt brought in by Dr. Allen likely changed the topography, filling low areas, covering a possible dump site, and providing flat ground planes for development.⁵²

Sufficient work was likely completed by summer 1932 when "Dr. George A. Allen's canyon park" was utilized for its first public event as the site of an outing for the Sugarhouse⁵³ Businessmen's League.⁵⁴

LOWER ALLEN PARK

Lower Allen Park can generally be defined as the western half of the site below the bridge over Emigration Creek. It has a unique spatial organization that is the result of working with and around structures that were inherited by the Allens - The Roost and The Nest - with new structures, creating site access with driveways and walks, and introduced vegetation and

small-scale features. The organization of Lower Allen Park is focused around a U-shaped driveway with roundabout in front of the Allen House, which is oriented in a northeast-southwest angle. Three structures are aligned along the creek and the north boundary of the site, and two structures aligned with the south boundary.

As early as 1930, the Allens began their association with what historically had been a farm that included a creek, open fields, a few trees, an irrigation ditch, as well as a barn and small house in a broader and evolving neighborhood landscape. At that time, there were two structures - the aforementioned barn and a small house. The barn was a one-and-a-half story, stone and wood structure which at least Dr. Allen lived in initially, later converting it to apartments and renamed The Roost. The barn was constructed prior to 1911.⁵⁵ Access to the site from 1300 East was along what is now the south driveway and aligned with the two structures on site. The house, later named by the Allens as The Nest, was constructed between 1911 and 1922, originally to the east of the barn. The wood frame, single-story structure was side gabled with a decorative front gable.

In 1931, the Allens all moved to the site, presumably also living in The Nest. They acquired and moved their first building onto the property that same year, bringing the total building count on the property to three. For a cost of \$2,000 they moved and built onto a structure they named The Peacock, a unique brick and frame, L-shaped structure near the entrance to the parcel. This was the first building to be sited on the north side of the

47 Given the intensive amount of development during this period, this period has been organized chronologically by landscape characteristic. A complete chronological list is included in Appendix A.

48 A 1932 newspaper article (H-3-C) states that the Allens were on site as early as some point in 1930 to begin making "extensive improvements." However, this is the only mention of this early date as most refer to 1931. David Hampshire, "Hobbitville's Last Days," Salt Lake City Weekly, January 9, 2019. (H-4-Q)

49 Kirk Huffaker and Glen Decker, telephone interview, personal, June 18, 2021.

50 Crane, H.S. "City View: Allen Park: A Salt Lake City Sanctuary," Catalyst, July 1994. (R-1-E)

51 Crawford, Marian, "Allen Park," Deseret News (Magazine), February 20, 1949. (H-3-P)

52 The fact that there is unconsolidated fill present also may explain why the homes in Upper Allen Park Drive have settled so dramatically.

53 Reference to the broader neighborhood near Allen Park has historically been made in two forms: Sugarhouse and Sugar House. While they are used interchangeably in records, the commonly accepted form currently is Sugar House.

54 "Sugarhouse Plans Outing August 25 for Business Men," Deseret News, August 18, 1932. (H-3-N)

55 Sanborn Fire Insurance Co. map, 1911. (M-1-B)



Figure 2-19. Ye Olde George Albert apartments, c. 1939. (H-3-H)



Figure 2-20. The Allen House, c. 1937, presenting a more wild landscape than the manicured versions that are present by the 1950s. (H-3-J)

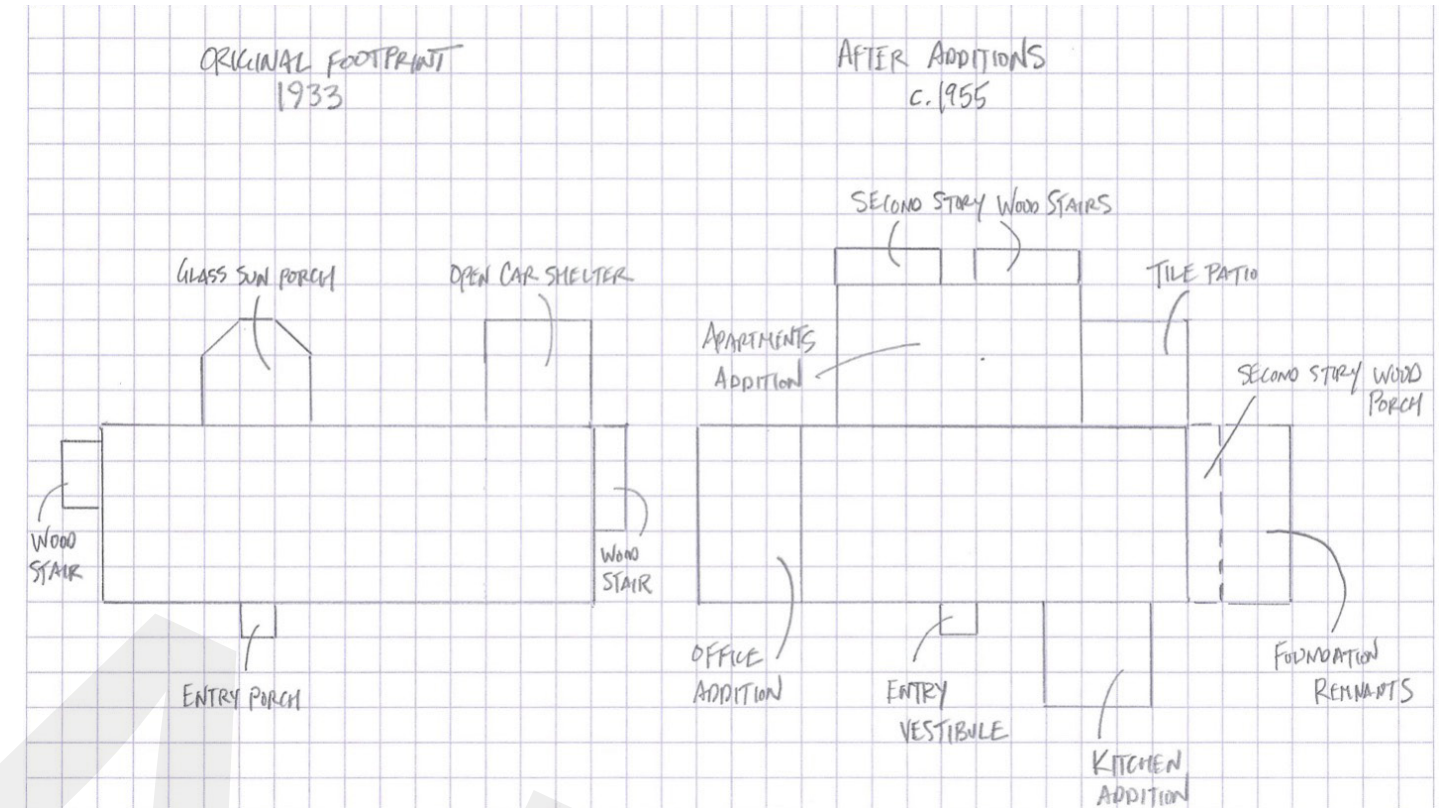


Figure 2-21. The Allen House, c. 1937, presenting a more wild landscape than the manicured versions that are present by the 1950s. (H-3-J)

property, though south of the creek. This may indicate that the Allens had constructed the north driveway by this time and intended to 'frame' the entrance and the meadow by the unique small structures across from each other.

In the corner of The Peacock's 'ell' was a one-and-a-half story brick rotunda with an interior fireplace. The east end of the building was constructed of brick on a concrete foundation. The west end of the building was a one-story in frame construction with wire mesh fencing, housing peacocks and various birds.⁵⁶ It was further described in The Salt Lake Tribune, "As one enters the premises an interesting collection of birds in enclosures at the left proves an attraction. Several hundred birds of

gay plumage and pleasing call are included within wire fencing."⁵⁷

In order to have enough room on site for the Allen House, the Nest was moved to the west side of the barn (The Roost) from its original location by 1932.⁵⁸ The building was later converted to a rental unit and renamed The Nest.

The Allen Park property included a narrow strip of land to the north between the creek and the north property line. While it was narrow, it was wide enough in two spots to accommodate buildings. In one of these spots, construction on the Ye Olde George Albert fourplex began and was completed in 1932. It was designed to

⁵⁶ The address of this structure was 1313 Allen Park Drive. As of the date of this report, no photographs of The Peacock have been discovered during research. After a fire and vandalism, the majority of the building was removed in the early 1990s. Salt Lake County tax assessment record, 1937. (H-3-BB)

⁵⁷ "Salt Lake Estate Presents Scene of Rare Beauty," The Salt Lake Tribune, May 8, 1932. (H-3-C) No photos of The Peacock have been located to date.

⁵⁸ The map for 1950 used a 1937 base map but was included in the set unchanged since that date. Sanborn Fire Insurance Co. map, 1950. (M-1-E)



Figure 2-22. The Thomas Boam House, originally built c. 1854, after it was moved to Allen Park from 1403 E 4800 S. Date of photo unknown. Credit: Utah State Historical Society. (H-3-K)



Figure 2-24. The Mary Rose duplex at 1401-1403 Allen Park Drive, c. 1941. (H-3-L)

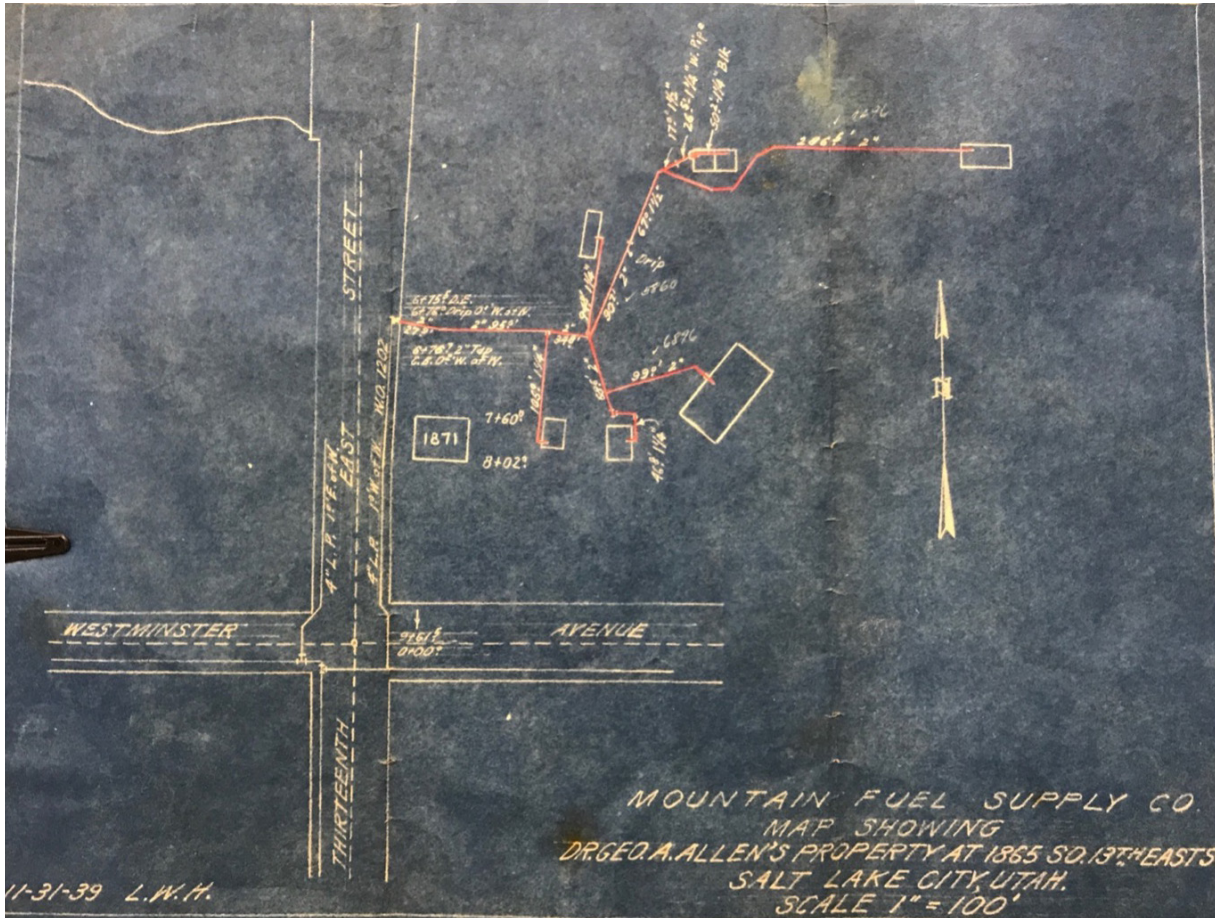


Figure 2-23. The six buildings that compose lower Allen Park Drive were connected to natural gas lines by Mountain Fuel Supply Co. in 1939. (M-2-H)

fit into the landscape in terms of materials and required a unique entry experience by crossing Emigration Creek by bridge.⁵⁹

Ye Olde George Albert was named for Dr. and Ruth Allen's son George, Jr. It is a two-story log building with log siding and a symmetrical façade. The roof is side gabled while a steeply-pitched protruding porch shelters two separate doors for the ground floor living units. Decorative fieldstone pillars wrap around each building's corner from the ground to the height of the roof. Assessment of the current materials of the side porches indicates that they were replaced in the past but the exact date is unknown.

The Allen House, a large two-story log residence, was completed by 1933, a year

before the family owned the property.⁶⁰ The Allen House is built at a forty-five-degree angle to the canyon hills and other structures, which are generally aligned along the north and south property lines. It is believed the residence is at an angle in order to follow the site topography as the hillside winds, present a sense of entry, and avoid intersecting the Kennedy Ditch's path. The Allen House was rectangular in massing originally, and later received one-story additions on the north, east, and west, while an original portion of the building on the south was removed.⁶¹

In 1934, the 7.21-acre tract of land was officially purchased by Dr. Allen from Julius A. Rockwood.⁶² The 1937 Sanborn map provides insight as to site changes since the Allens

⁵⁹ It is unknown whether or not, or how much, fill the Allens needed to provide in order to facilitate construction on the north side of the creek.
⁶⁰ Peter Goss, Allen Park Conservation District, January 1986. (H-3-FF); Salt Lake County tax assessment record, 1937. (H-3-EE)
⁶¹ The chimney and some foundation elements of the removed south portion of the residence remains.
⁶² It is unknown why it took as many as three years for Allen to purchase the property. A likely reason is that Allen was purchasing it on contract directly with Rockwood, making direct payments until it was entirely paid off and a clear deed could be transferred. Jack Goodman, "Log Cabin Reveals Former Owner's Obsessions," The Salt Lake Tribune, October 18, 1998 (H-3-DD); 1865 S 1300 E, Utah Historic Building Record, Utah State Historic Preservation Office (R-1-H); Goss, 1986. (H-3-FF)

acquired the property at the beginning of the decade. The map shows that the parcel is still one lot, now with four structures – the Allen House, The Roost, The Nest, and the house at 1871 S 1300 E.⁶³ However, we also know from other sources that there was a total of six buildings by 1937, including The Peacock and Ye Olde George Albert on the north side of the site.

The Allens moved a two-story, log house to the property circa 1938, locating it on the north side of the creek and connecting it to the main driveway by a wood footbridge. Originally constructed c. 1854, the Thomas Boam House was converted to a duplex after it was moved.⁶⁴ The house was originally a vernacular style Central Hall form with symmetrical façade, exterior log siding over log walls, and interior chimneys at both gable ends.

In 1939, the buildings of Lower Allen Park were all connected to natural gas, likely requiring major trenching and building modifications to facilitate new heating and kitchen options.

UPPER ALLEN PARK

Between 1939 and 1949, Upper Allen Park Drive, the area east of the bridge crossing Emigration Creek, was developed with rental units to provide extra income to the family and house prominent guests. The development of Upper Allen Park Drive, though not formally planned by a designer, was intentionally arranged to have the characteristics of a neighborhood of this era such as common setbacks for the houses, side yards, internally-focused orientation toward a central shared space, similar massing and

scale, and integration of small-scale features for both edge delineation as well as aesthetic enhancement. The upper drive was developed to support the addition of dwellings to the site, and likely required adding the bridge with its culvert.

Over ten years, nineteen total dwellings were moved to Upper Allen Park and arranged on the eastern half of the site along the north and south sides of the driveway.

The first dwelling to be moved to Upper Allen Park was originally used as a gas station before being moved so Allen named it Ethylene (1431 Allen Park Dr.). The one-story building is frame constructed with a low, hipped roof, wide overhanging eaves, wood siding, and ribbons of windows on each façade. Starting with this first building within Upper Allen Park, the Allens were intentional about delineating the front-yard space of the new dwellings with common landscape features such as freestanding stone walls, porches, retaining walls, and entry pillars. In this way, along with the similar style, massing, rooflines, setbacks, and exterior materials, the Upper Allen Park Drive buildings shared a collective tie that demonstrates they were more than a random collection of dwellings.

Subsequent dwellings moved to Allen Park were former single-family, vernacular style cottages that were joined at Allen Park to form duplexes. The Mary Rose, moved from Garfield, was completed in 1940 and features an exterior stone chimney with an inscription of her name.⁶⁵ Two more duplexes were completed in 1941, one in each year between 1942-1946, and then two more duplexes in



Figure 2-25. The first newspaper report of Allen Park in 1932 showed a diversity of natural and new vegetation, cultural tradition of utilizing the land for raising birds, small-scale features, structures, and constructed water features. (H-3-C)

⁶³ The Sanborn map and Salt Lake County Assessor's data are in conflict with their early 1930s data. Both have proven to be inaccurate at times. For the purposes of this report, the earliest dates found in research are being chosen and documented as circa when conflicts occur. Sanborn Fire Insurance Co. map, 1937. (M-1-D)

⁶⁴ Salt Lake County tax assessment record, 1937. (H-3-CC)

⁶⁵ Salt Lake County tax assessment record, 1937. (H-3-BB)

1947.⁶⁶ All structures are frame construction, with gable or hipped asphalt shingle roofs of various pitches, minimal wood porches, and wood siding. Many continue to display original wood windows and doors. Some have Craftsman style details such as wide overhanging eaves or exposed rafter ends. By 1950, an automobile garage northeast of the Allen House had been constructed, but is no longer extant.⁶⁷

Early in the Allen Development Period, the property was lauded in a newspaper article with the headline "Salt Lake Estate Presents Scene of Rare Beauty." It was described to have a general enclosure with a tiny duck pond and wild birds. Outside that enclosure, domesticated guinea hens fluttered around the premises, rarely leaving, and a tom turkey that could be pet roamed the property. Adding to the variety was a bee city with hives placed along "streets," which were also named. The lily pond of goldfish, frogs, and foliage wrapped around a "floating rock" was also named as an interesting feature. The Allens planted shrubs and trees with the express purpose of turning the area into a bird sanctuary. "The rushing waters of Emigration [C]anyon wend their way westward through the premises. Beautiful trees and wild flowers and shrubs fill in spaces," was how the estate was described in 1932.⁶⁸

Advertisements starting in the 1940s for renting units in the duplexes used descriptive language that attempted to capture the setting, selling the site's atmosphere as much or more than the small units to prospective tenants. The language included "rustic cottages," "country atmosphere, shady, quiet and cool,



Figure 2-26. The Allen daughters pose near one of the mosaic tile artworks in 1949. (H-3-Q)

swimming pool," "country living in the city," and "Picturesque Allen Park."⁶⁹

By 1949, Allen Park was established in the public's mind as a place that welcomed the community. The Deseret News recognized Allen Park in that year for its transformation over twenty years and openness to welcome the public on Sundays. The article stated, "Dr. George A. Allen has built a nature lover's Arcadia where once was only an ugly abandoned weed patch. It took thousands of loads of dirt to fill up the deep canyon. And when it was filled Dr. Allen planted 35 different varieties of trees and dug deep wells, built bridges to ford the creek, made fountains and planted flower and fixed lily ponds. And he didn't forget to include playhouses and treehouses for the children, and a pond for them to skate on in the winter and swim in the summer. He made mysterious trails along which small Lone Ranger could hunt spies. And he named each children's house after a

youngster who lived there. And so, on every gate you read of Camp George or Camp Sally."⁷⁰

The article mentions that Dr. Allen fashioned mottos to greet visitors and that he made the plaques himself, documenting that the work to produce these was happening earlier than 1949.⁷¹ The artworks and pillars displayed these mottos with the pillars appearing as "... little street lights on Allen Park Drive shone like fireflies in the afterglow."⁷²

"A large circle of green grass centered with a gay yellow bird bath" was found at the front of the Allen House. However, many other small-scale features and constructed water features had already been present for many years. Down the winding drive is "the prize of all this landscaping - a sprawling swimming pool. The clear blue water is fronted by a flagstone patio. And it is here that daughters, Mary Rose, Amy and Sally can be found on any summer day. [A] unique feature of the pool is its irregular shape which seem to blend in with the irregularities of the trees and foliage that surround it."

High up the bank beside the pool is the tree with the treehouse that Dr. Allen constructed. On the floor of the canyon down a deep ravine is a picnic spot with rustic tables and chairs that fit the atmosphere. The Dining Circle was "...a circle of stones in the center of which are miniature barrels, used for stools. A big stone fireplace is the reason for this grouping and it is here that the Allen family have many a pow-wow and wiener roast."⁷³

In 1952, the Allens began producing a game bird breeding publication that was completely produced at Allen Park. Within three years, the Game Bird Breeders, Pheasant Fanciers and Aviculturists Gazette (The Gazette) was distributed to 3,500 subscribers in twenty-four countries.⁷⁴ It was a full family affair to produce. Dr. Allen and George, Jr., produced the content, Ruth produced the illustrations and artwork, and the advertising, bookkeeping, and subscription fulfillment were handed down from Sally, to Mary Rose, to Amy.⁷⁵

Over nearly thirty years, Dr. Allen collected wildlife from every continent except Antarctica with more than 700 birds and animals living in Allen Park. From the beginning, Dr. Allen graciously welcomed visitors to the site, even giving a class at Garfield Elementary a personal lecture on a nature walk in 1931. The class was impressed; "Dr. Allen's bird sanctuary... the birds every one found very interesting and peculiar."⁷⁶

The entrance to the site in 1949 is described as having a "long drive is lined on either side by cages which have been so camouflaged [sic] by trees that one is unaware of them."⁷⁷ The Gazette in 1954 gives the reader a snapshot of what Allen Park is like, describing an "exotic atmosphere" where "2 great horned owls - Socrates and Aristotle - and 350 pheasants, peacocks, waavers, sydahs, and Brazilian cardinals hoot, chirp, and mutter in the background. Allen can scarcely keep pace with new subscriptions much less tend to his aviary, which also included twelve-year-old Sandhill Crane, Sandy."⁷⁸

66 Salt Lake City Building Permits Collection, Utah State History Research Center; Salt Lake County tax assessment records for Allen Park 1935-1970. For specifics on each structure, refer to the Allen Park Architectural Inventory, Evaluation and Recommendations.

67 Sanborn Fire Insurance Co. maps, 1937 (M-1-D), 1950 (M-1-E). Typically, Sanborn maps do not graphically illustrate minor outbuildings. Therefore, stand-alone most avian structures are not represented on any historical maps.

68 "Salt Lake Estate Presents Scene of Rare Beauty," 1932. (H-3-C)

69 Advertisement, The Salt Lake Tribune, June 4, 1960 (H-3-U); Advertisement, Deseret News, September 12, 1959 (H-3-V); Advertisement, The Salt Lake Tribune, May 24, 1952 (H-3-W).

70 Marian Crawford, "Allen Park," Deseret News (Magazine), February 20, 1949. (H-3-P)

71 Crawford, "Allen Park." (H-3-P)

72 Crawford, "Allen Park." (H-3-P)

73 Ann Ward, "It's 'Out of This World' This Allen Park Drive," Salt Lake Telegram, August 12, 1949. (H-3-O)

74 Allen Publishing Company Records, 1952-1968. (H-4-M)

75 "For The Birds," The Gazette, April 19, 1954. (H-3-AA)

76 "School News and Views," The Salt Lake Tribune, October 1, 1931. (H-3-B)

77 Ward, "It's 'Out of This World' This Allen Park Drive," (H-3-O)

78 "For The Birds," The Gazette, April 19, 1954. (H-3-AA)

There are hundreds of advertisements for Allen Park's rental units during late 1950s and early 1960s. Occasionally they appeared on consecutive days, but more often weekly. Opportunities to trade housekeeping or handyman work in exchange for decreased room rates were sporadically promoted. There are also ads for furniture and cars for sale, and one for birds as they make a "wonderful Mother's Day present."⁷⁹ While the Allens continued to publish The Gazette from Allen Park on a monthly basis through the 1950s and into the 1960s, there's no indication in research that they undertook further major work within Allen Park.⁸⁰

Dr. Allen retired from his medical practice in 1958. The large fountain had not been constructed by 1949 and was likely not constructed until after 1958.⁸¹ This date coincides with Dr. Allen's year of retirement as well, the occasion of which may have given him more time to work on special projects like the fountain and the wall in front of the Allen House, which also did not appear until after 1958. Dr. George A. Allen died of natural causes on January 25, 1961, at the age of 66.⁸²

ALLEN STEWARDSHIP PERIOD, 1961-2018

Throughout the Allen Stewardship Period, consistency was maintained in context, topography, spatial organization, circulation, land use, and small-scale features (including the artwork). According to Sanborn maps and aerial photographs, there were almost

no changes on site between 1958 and 2018 to buildings and structures.⁸³ No known archaeological sites have been documented at Allen Park. While there is potential for archaeology to be discovered, especially with a possible dump associated with the site, none has been identified throughout the course of this fieldwork and research.

Following Dr. Allen's death, Allen Park evolved to reflect changes in the times and the family's ability to maintain the site. The Allen Park rental business was incorporated as Allen Park, Inc. with the family holding 10% of the initial stock.⁸⁴ This indicated that the family was trying to attract new investment for the site, but it is unknown if they had any success.⁸⁵ Managing Allen Park, Inc. became Ruth's purpose right up until near her passing when her memory became too poor to continue management responsibilities. Management consisted mainly of keeping the buildings in good repair and rented. While the Allens made minimal repairs and maintenance, those who chose to live there did not mind because it was one of the few places you could live by the river, amongst the trees in a secluded area in the city.⁸⁶

In 1961, an article in The American describes Allen Park as follows: "...over the years the family has developed their home into a sanctuary for game birds and into a real park, with a two-block-long drive winding between bird pens and ornamental stonework adorned with mottos." The article later goes on to state that "The development of the Park, the care of



Figure 2-27. One of the constructed water features, "The elaborate fountain and many bird pens that compose... interesting Allen Park" in 1961. (H-4-V)

the birds, and the magazine have always been considered family projects."⁸⁷ However, it was soon after this time that the family chose to close Allen Park to the public for the first time since its creation.⁸⁸

The family managed to keep the aviary functional for a few years. In 1963, a newspaper article described that you would enter Allen Park and experience "on your left...the first of more than a score of screened aviaries" referring to The Peacock.⁸⁹ By 1971, nearly all the birds had been relocated off the property, mainly to the Game Bird Research

and Preservation Center in Murray which was owned and operated by George, Jr.⁹⁰ With the birds removed from the property, the legacy of the Allen family's association with the wildlife conservation movement at Allen Park had concluded.

Over the next five decades, the property continued a slow decline from a lack of maintenance, yet, Allen Park continued to attract faithful tenants. One of the major areas of decline was in the maintenance and use of constructed water features. Former residents have stated their belief that the pool was last

79 "Birds! Birds! Birds! ALLEN PARK" (advertisement), The Salt Lake Tribune, May 7, 1956. (H-3-X)

80 Crane, 1994. (R-1-E)

81 Aerial photographs, 1958 (M-2-A), 1964 (M-2-B).

82 "Physician, Bird Breeder Succumbs at 66 in S.L.," (obituary) The Salt Lake Tribune, January 26, 1961. (H-3-M)

83 Sanborn Fire Insurance Co. maps, 1963 (M-1-A), 1969. (M-1-C)

84 Allen Publishing Company Records, 1952-1968. (H-4-M); "New Corporations," The Salt Lake Tribune, July 16, 1961. (H-4-I)

85 Though Allen Park's rental business became incorporated, it didn't stop the Allen family's tradition of bartering. Ads regularly posted available rooms in exchange for handiwork, landscaping, or interior improvements. But Ruth was also interested in more interesting exchanges as well. Patrick deFreitas, an Allen Park resident from 1975-1985, recalls that when he cut his very long hair, Ruth traded him a month's rent for the hair to reportedly use for making doll hair. deFreitas however does not recall ever seeing any dolls. Huffaker, Kirk and Patrick deFreitas. Phone interview with Patrick deFreitas. Personal, May 14, 2021. (H-4-J). Advertisement, The Salt Lake Tribune, August 29, 1961. (H-4-H)

86 Huffaker, Kirk and Patrick deFreitas. (H-4-J)

87 "This Bird Loving Family Shares Its Interests," The American, Vol. 6, No. 3, Summer 1961. (H-4-V)

88 Prior to 1961, Allen Park had been open to the public on Sundays for three decades. Research has not revealed the reasons for the closure.

89 Bill Waters, "Voices in the West: Allen's Acres of Ease," Deseret News, May 8, 1963. (H-4-P)

90 Hampshire, 2019 (H-4-Q); Nellie Earl, resident of 1871 South 1300 East, interview by Westminster College students, 1992.

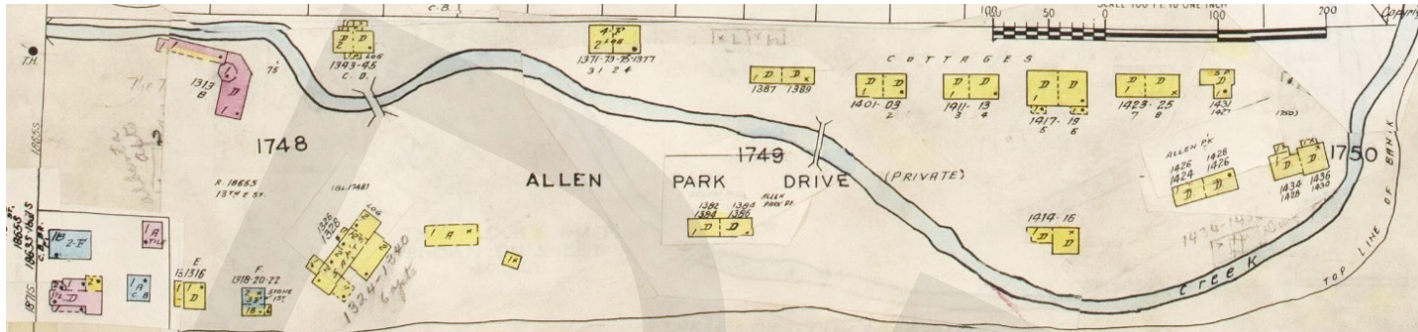


Figure 2-28. Allen Park as it appeared in 1963 on the Sanborn Fire Insurance Co. map. The same appearance is seen on the 1969 map. (M-1-A)

used in the 1970s and that all fountains were turned off and dysfunctional by the mid-1980s.

It was during the Allen Stewardship Period that Allen Park also achieved urban myth status and the common name of “Hobbitville.” Direct attribution to this name and when it began being used cannot be determined. However, author J.R.R. Tolkien’s *The Lord of the Rings* emerged as popular literature after its publication in 1955 and was a likely source of association.⁹¹ The first documented use of Hobbitville in reference to Allen Park in newspapers was found to be in 1994.⁹²

In 1983, the Allens’ daughter Cecilia Sally Allen Gear passed away. Matriarch Ruth Larson Price passed away in 1985. That same year, noted columnist and historian Jack Goodman lamented in *The Salt Lake Tribune* that Sugar House was changing too quickly, risking loss of the neighborhood’s character. Goodman noted

Allen Park among those important places that needed to be preserved.⁹³

While it appears from research that no new buildings or additions were made to the property after 1961, some level of change was inevitable following Dr. Allen’s passing.⁹⁴ In 1963, the west half of the “Mary Rose” duplex (1401 Allen Park Drive) caught on fire.⁹⁵ According to Salt Lake County Assessor records, the building was completely gutted and the Allens stated that they planned to take the building down.⁹⁶ However, the building was completely repaired and is extant today. In 1975, a fire occurred at The Roberta (1413 Allen Park Drive) and repairs were made. The Peacock, having deteriorated significantly, was mostly taken down in the early 1990s leaving only the octagonal brick tower and foundations as architectural remnants. The new steel and wood deck bridge to Ye Olde George Albert apartments was installed circa 1995.

91 The Hobbit was published in 1937 and was the first reference to hobbits. However, *The Lord of the Rings* has become one of the best-selling books of all time since its first publication in 1955. Hobbits are described in Tolkien’s writing as living barefooted, residing in homely underground dwellings with windows that are typically built into the sides of hills. The dwellings of Allen Park may have shared a common description in the eyes of the public and thus received the name Hobbitville. Further during this period, Tolkien passed away in 1973, *The Lord of the Rings* as produced as a full-length animated movie in 1978 and was considered a financial success. And in 1978, Hobbit Ford/Hobbit Dodge dealer in South Jordan sported a hobbit-type mascot.

92 Kristi Patterson, “Students, not hobbits, live in unique S.L. apartments,” *The Daily Utah Chronicle*, April 4, 1994. (H-4-G)

93 Goodman also wrote a later story, “Sugar House Birdman’s Legacy Lives on Allen Park Drive,” *The Salt Lake Tribune*, September 9, 1990. Jack Goodman, “Cityview-Sugarhouse [sic] has a character worth preserving,” *The Salt Lake Tribune*, March 17, 1985. (H-4-S)

94 The center is no longer extant. However, the center had grown to house over 800 birds at its peak and is credited with saving the Laysan (Hawaii) Duck from extinction at the center; Judy Magid, “Helping Hands for Feathered Friends,” *The Salt Lake Tribune*, February 25, 1985. (H-4-K)

95 “Apartment on Fire-Dog Warns Owners,” *Deseret News and Salt Lake Telegram*, March 21, 1963. (H-4-T)

96 Salt Lake County tax assessment record, 1965. (H-4-U)

During the 1990s, only deer and goats continued to be kept on the property in the front triangle of land between the driveways. Following Ruth’s passing, stewardship of the property was passed on to Amy Roberta Allen and her daughter Ruth. They continued to persevere, attempting to keep the site as private as possible while still renting units and allowing their guests access. While the rental business continued through December 2018, many units had been abandoned as their required investment for operation exceeded the Allen’s financial wherewithal and capacity to perform work. Amy Roberta Allen Grant Wiweke Price passed away in 2014 and Ruth Allen Price Decker passed away in 2018.

ALLEN PARK AS COMMUNAL LIVING

One of the ways Allen Park organically and gradually evolved following Dr. Allen’s death in 1961 was that it became a home to the city’s counterculture. Allen Park was not a commune in the strictest definition of the word. However, communal and commune are both rooted in the word common in the sense that they embrace something that is shared.

Communes are founded as intentional communities usually with a specific purpose – religion, politics, family, lifestyle – and are typically rural in their location. While no longer in a rural context or existing for its original avian purpose, Allen Park provided a nature-in-the-city setting. Other physical characteristics that attracted residents that embraced a spirit

of communal living included tiny homes, which necessitated few personal possessions, and shared outdoor spaces or “rooms.” Like other neighborhoods, residents shared occasional meals together as well as possessions, such as outdoor furniture, barbecues, and tools.⁹⁷ For more than two decades, Allen Park’s communal living spirit attracted people that likely sought a modest representation of utopia where they could live happily in harmony.⁹⁸

Most traditional communes have been founded in an attempt to find the perfect way of life and in the belief that it must be done by separating oneself from the corrupting influences of the larger society. This belief system connected with the free-spirited culture of the 1960s as individuals desired to free themselves of the consumerism of traditional society. In short, communal living could free their minds and spirits more fully.⁹⁹ Those seeking this living arrangement also sought out a pastoral, ideal society where the wellbeing of the human body was contingent upon an intimate consumption of healthy natural environments.¹⁰⁰ In addition, communal living’s promise was one of companionship. As studies suggest, communal companionship can help reduce anxiety and improve mental wellbeing.¹⁰¹

Shared outdoor space has long been considered as communal architecture. U.S. city plans from Plymouth, MA to Salt Lake City’s Plat of the City of Zion have included communal space in the form of public squares.

97 Huffaker, Kirk interview and email exchange with Jenella Loye, 2021.

98 Brooks, Alison. 2022. “History Of Communal Architecture.” *Bee Breeders*; Miller, Timothy. 1992. “The Roots of the 1960s Communal Revival.” *American Studies* 33, no. 2 (Fall): 73-93.

99 Communes were made popular by hippies beginning in 1966. However, the popularity of communal lifestyles had been growing since 1962 for many different reasons and across the entire U.S. In order to be defined as a hippie-era commune, four elements were needed: 1) openness and a naïve optimism about human nature; 2) the use of drugs; 3) flamboyant outrageousness toward society, and 4) abolition of all restrictions on sexual behavior. It is not known if one or more or any of these elements existed at Allen Park. Miller, Timothy. 1992. “The Roots of the 1960s Communal Revival.” *American Studies* 33, no. 2 (Fall): 73-93.

100 Howard, Hannah. 2022. “The Commune Culture: Characteristics of Daily Life · Dropping Out: Intentional Communities of the Counterculture · The American Century.” *The American Century*.

101 McCord, Mark. 2021. “What people say is the biggest benefit to communal living | World Economic Forum.” *The World Economic Forum*.



Figure 2-29. Jenella Loye (right) and friends and canine companions enjoy morning coffee outside the duplex at 1411 Allen Park Drive, ca. 1985. Credit: Jenella Loye. (H-4-N)

Many of these have turned into urban parks which have also been called civic “breathing spaces.”¹⁰²

As stated by former resident Jenella Loye (resident 1985-1990), “The park built a community of like-minded people just by its structure: tiny homes, quaint style, woods, and the inspiration of the Allen mosaics and legends.” The low rents, allowance for dogs, and eccentric bohemian character of the place was attractive.¹⁰³ The Allens’ penchant for bartering no doubt also attracted residents seeking alternatives to common options.

Volunteer invasive and native species began to self-propagate throughout the site as previously manicured areas were neglected. In 1968, a resident helped enhance the variety of “vegetation” on the property, though was arrested for growing twenty-one marijuana plants at 1416 Allen Park Drive.¹⁰⁴

The following are some of Loye’s landscape descriptions of the site in the 1980s:

“Spring...there will be sunflowers, hollyhocks and fragrant 4 o’clock plants all over our two-block woodland neighborhood...”



Figure 2-30. The “old Allen pool” as it appeared in summer 2012. Credit: Jenella Loye. (H-4-R)

“The fragrant white blossoms borne high above the drive on Catalpa branches wafted and drifted in a cool breeze that blew up from the stream. Emigration canyon was awake, the wind was moving and the petals as well, if not the feet of the trees.”

“...the park was a riot of red oriental poppies each spring, most beloved.”¹⁰⁵

Residents informally turned front and side yards and grass islands into communal spaces to connect with neighbors and visitors, as physically evidenced in part by decorative brick patios and front and rear decks. They shared in

caring for their plots of land and these spaces as well as looking out for each other and the children and domestic animals of Allen Park.¹⁰⁶

In the late 1980s, as the Allens required more cash to continue operating, bartering was no longer available to the residents.¹⁰⁷ As the Allens could no longer keep up with maintenance and repairs in the early 2000s, units began to be permanently closed. This led to a direct commensurate decrease in the number of residents. One can only conclude that this led to a decline in the communal spirit that had been present since the 1960s.

¹⁰² Brooks, Alison. 2022. “History Of Communal Architecture.” Bee Breeders.

¹⁰³ Jenella Loye described Allen Park and its people in her 1989 writing “To Amuse Vicky Prager.” (H-4-L)

¹⁰⁴ “Man Held in Raid,” Deseret News, September 9, 1968. (H-4-O)

¹⁰⁵ Loye, 1989. (H-4-L)

¹⁰⁶ Huffaker, Kirk and Jenella Loye, 2021.

¹⁰⁷ Huffaker, Kirk and Patrick deFreitas, 2021. (H-4-J)

SALT LAKE CITY STEWARDSHIP PERIOD, 2018-2021

While the Allen family had the property in a legal trust, it did not specify a plan to pass it on or method to divide the estate. In addition, neither Amy Allen Price nor Ruth Allen Price left a will. The property therefore went into probate in Third District Court. Two heirs were named in the trust - Glen Wayne Decker (Ruth Allen Price's husband) and Mary Rose Allen Black Ryan (youngest daughter of Dr. George Allen and Ruth Larson Allen).¹⁰⁸ Further complicating the case: Mary could not be located and it was determined that at her advanced age, she may not be in adequate health to respond to a petition; Amy owned at least twelve additional properties in four states; and there were at least eight separate bank accounts and three safe deposit boxes.¹⁰⁹

Third District Court and Probate Division decisions made in the fall of 2018 allowed a potential property sale to proceed. The trustee selectively solicited bids for the property for about two weeks. Salt Lake City, under the administration of Mayor Jackie Biskupski, submitted a proposal but it was not the highest bid and proposed to create an "Eddy Art Park," demolishing at least fourteen of the structures and leaving only two - the Allen House and Ye Olde George Albert fourplex.¹¹⁰ A higher bidding development team was selected by the trustee. Through due diligence, the selected team met with the city, and developed a vision and program to construct sixty new dwelling units, while rehabilitating five historic

structures and all the artwork, pillars, and small-scale features.¹¹¹ The plan was presented to the Sugar House Community Council in January 2020 and was met with outspoken opposition.¹¹² Following the meeting, dozens of concerned citizens contacted the city to request their help in saving the property from development.

Through a second opportunity, sale of the property to Salt Lake City Corporation was agreed upon by the estate's trustee in March 2020 for \$7.5 million.¹¹³ The city's new vision under the Mayor Erin Mendenhall administration in purchasing the property was multi-purpose:

- Save one of the few large parcels of open space left on the east side;
- Preserve important city history;
- Protect and enhance the Emigration Creek riparian corridor;
- Control the creek's water flow;
- Preserve the potential to connect trails through Allen Park; and,
- Create a new park with an active community use.

With the city's purchase, the probate cases closed in June 2021.

Characteristic vegetation of the Salt Lake City Stewardship Period is a continuation of that of the Allen Stewardship Period. Manicured areas of the site have been let go, continuing the process of reverting to more native vegetation. Also during this period, certain

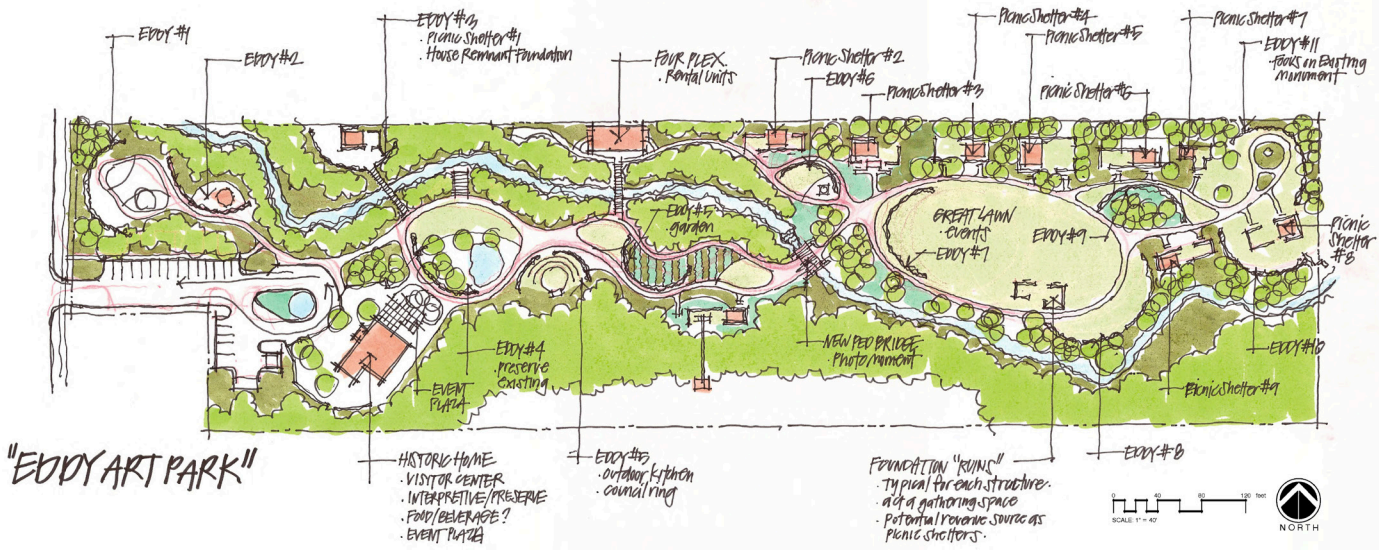


Figure 2-31. SLC Allen Park Concept, IBI and Seven Canyons Trust, July 2019. (H-6-D)

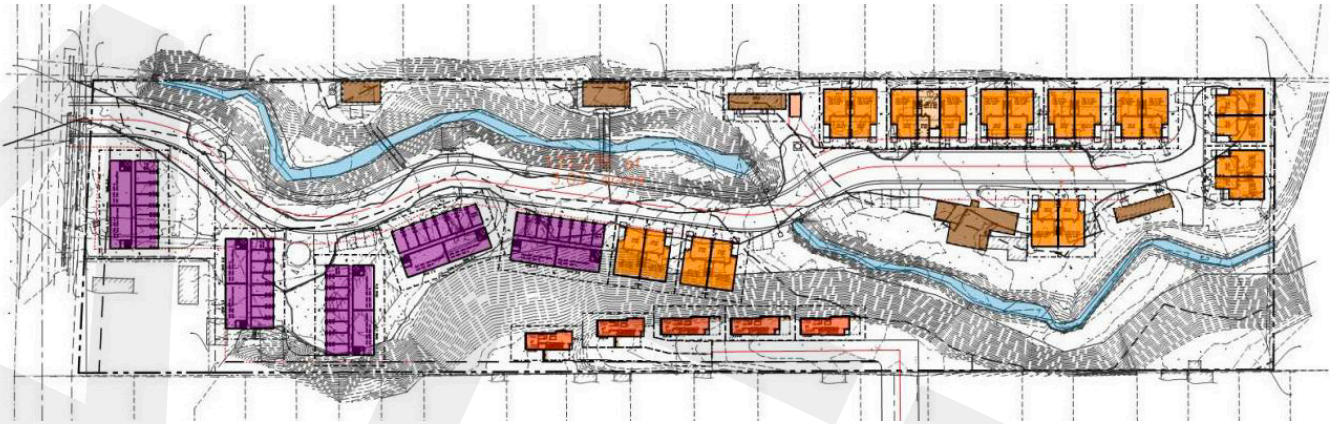


Figure 2-32. Development proposal for Allen Park discussed at January 2020 Sugar House Community Council meeting. (H-5-C)

species of plants introduced by the Allens as well as volunteer invasive species began and continue to self-propagate throughout the site. However, through volunteer park stewards, maintenance of the landscape is starting to remove intrusions.

In the last fifty years, a national movement has emerged to document and preserve large-scale art environments that include a diverse set of places such as Watts Towers in Los Angeles and the Wisconsin Concrete Park

in Phillips, WI. Created by both trained and untrained artists in nearly every state, over 800 have been documented thus far.¹¹⁴ In Utah, documented art environments include Gilgal Sculpture Garden (749 E 500 S, SLC) by mason Thomas B. Child,¹¹⁵ and the Christian School (1324 S. State St., SLC) by sculptor Ralphael Plescia.¹¹⁶ With recent ownership by Salt Lake City, Allen Park will likely receive wider documentation and recognition in the future as one of these art environments.

¹¹⁴ "Spaces," Kohler Foundation, accessed June 20, 2021, <http://www.kohlerfoundation.org/preservation/spaces>

¹¹⁵ "Gilgal Garden," Spaces, accessed June 20, 2021, <http://spacesarchives.org/explore/search-the-online-collection/thomas-battersby-child-jr>

¹¹⁶ "Christian School," Spaces, accessed June 20, 2021, <http://spacesarchives.org/explore/search-the-online-collection/ralphael-plescia>

¹⁰⁸ Price case summary, Third Judicial District Court, Salt Lake County, State of Utah, September 13, 2018. (H-5-H); Order of formal adjudication of intestacy, formal appointment of personal representative, and determination of heirs, Third Judicial District Court, Salt Lake County, State of Utah, Probate Division, October 31, 2018. (H-5-I)

¹⁰⁹ Petition for formal adjudication of intestacy, formal appointment of interim personal representative, and determination of heirs, Third Judicial District Court, Salt Lake County, State of Utah, Probate Division, August 31, 2018. (H-5-J)

¹¹⁰ SLC Allen Park Concepts, IBI and Seven Canyons Trust, July 2019. (H-5-D)

¹¹¹ At its height, Allen Park had 36 residential units. Under the RMF-35 zoning of the property and factoring in the riparian corridor protection zone, the maximum number of units that were entitled by right was calculated to be 120.

¹¹² Taylor Stevens, "What's next for Hobbitville? Plans show 60 new units possibly coming to Sugar House," The Salt Lake Tribune, January 17, 2020. (H-5-A)

¹¹³ Taylor Stevens, "Salt Lake City under contract to purchase 'Hobbitville,' turn it into public 'art park,'" The Salt Lake Tribune, March 31, 2020. (H-5-B)



Figure 2-33. West entry of Allen Park showing black aluminum fence, May 2021. (H-5-E)

The differences between the three Utah sites are more numerous than similarities that might tie them together. Their artists used different materials and methods of creation, two are outdoors (Gilgal and Allen Park) while one is mainly indoors (Christian School), and two artists (Child and Plescia) utilize religion as the main source of inspiration in creating visionary art environments. Allen Park's artwork displays the common themes of birds, nature, and philosophy that ties the park together and establishes a "feeling" for the site. It does not tell a story as much as evoke a feeling of connection to the landscape and its characteristics.

One tie between the three sites – Allen Park, Christian School, and Gilgal – is the visionaries

themselves. Salt Lake City being a smaller community, these creators likely knew each other. Plescia spent time at Gilgal and knew Thomas Child.¹¹⁷ Child likely assisted Allen with projects since he was one of the few people in the city that owned a truck with a winch.¹¹⁸

While artistic merit of art environments should not be ranked, it can be qualified through its documentation. Both Gilgal and the Christian School have been documented by SPACES, the catalog of art environments managed by the Kohler Foundation.¹¹⁹ Christian School was the subject of a documentary film and episode of RadioWest on KUER (NPR Utah) in 2018.¹²⁰ Gilgal received commendation from the National Trust for Historic Preservation in 2019 as the first Distinctive Destination in Utah.¹²¹ All

¹¹⁷ "Christian School," Spaces, accessed June 20, 2021, <http://spacesarchives.org/explore/search-the-online-collection/ralphael-plescia>

¹¹⁸ Huffaker, Kirk and Grant Fetzer. Phone interview with Grant Fetzer, personal, May 12, 2021.

¹¹⁹ "Spaces," Kohler Foundation, accessed June 20, 2021, <http://www.kohlerfoundation.org/preservation/spaces>

¹²⁰ "The Gospel According to Raphael," KUER RadioWest, accessed June 20, 2021, <https://radiowest.kuer.org/post/gospel-according-raphael>

¹²¹ "Gilgal Sculpture Garden," National Trust for Historic Preservation, accessed June 20, 2021, <https://savingplaces.org/distinctive-destinations/gilgal-garden>



Figure 2-34. Allen Park's open space and unique environment served as a welcome addition for free and safe outdoor activities for many people during the Covid-19 pandemic. (H-5-F)

three sites, including Allen Park, have been the subject of numerous newspaper and magazine articles over many decades. Gilgal is owned by the city, managed by Friends of Gilgal Sculpture Garden in a third-party agreement, and is negotiating permanent protection through a conservation easement with Utah Open Lands. The property that houses Christian School is privately owned, though not by the artist. Plescia has leased the property for over fifty years and the site is endangered.

While the broad landscape of Allen Park has not measurably changed during the SLC Stewardship Period from the conditions of the Allen Stewardship Period to date, maintenance and security of the structures, landscape, and pathways has been provided.¹²² Changes to the property have included those that have been needed to protect the properties from weather and vandalism such as:

- Deconstruction of The Nest, a c. 1926 house at 1316 E. Allen Park Dr. (due to its encroachment on an adjacent property line);
- Black aluminum security fencing, 6-8 feet in height, on the exterior of the park at



Figure 2-35. A spunky peacock poses for the camera in Allen Park, April 2021. (H-5-G)

the west property line with pedestrian and vehicular access gates. Sections are composed of single pickets of standard width between and single top and bottom rails that are evenly spaced above the bottom and below the top;

- Black chain link fencing, 42 inches in height, on interior of the park with pedestrian and vehicular access gates; and,
- Plywood on all windows, mostly placed on the interior surfaces.

On October 4, 2020, the city officially opened Allen Park to the public. Thousands of people anxiously walked through that first weekend. Due to the COVID-19 worldwide pandemic, wearing masks and social distancing was enforced, but nonetheless, people came from more than 200 miles away to enjoy the new public open space and the three remaining peacocks.

¹²² Photographs and documentation of the conditions during this period can be found in the Existing Conditions, Chapter 2.

This section includes narrative, graphic, and photographic documentation of the March-April 2021 existing conditions within the Allen Park Cultural Landscape Report (CLR) study area. Inventory information was combined from an existing electronic survey provided by Salt Lake City, available existing conditions documentation, and multiple site visits completed between April-June 2021. The description of the existing conditions within the Allen Park study area identifies and documents individual landscape systems and features. Existing conditions descriptions are organized around the following standard NPS categories for landscape characteristics:

- Environmental Context
- Natural Systems & Features
- Landscape Setting
- Spatial Organization
- Topography
- Views and Vistas
- Buildings and Structures
- Cluster Organization
- Vegetation
- Circulation
- Land Use and Activities
- Constructed Water Features
- Small-Scale Features

The end of this section includes a discussion of the condition assessment. A detailed matrix of all site resources, their assessment, condition, period of origin, and primary treatment can be found in Appendix A, Inventory of Landscape Resources.

The existing conditions photographs of the site were taken in April-June 2021 by Io LandArch.

ENVIRONMENTAL CONTEXT

The Study Area sits in the foothills of the Wasatch Front Mountain Range, near the mouth of Emigration Creek Canyon.

The area encompassing Allen Park sits on the North American tectonic plate near the boundary between two distinctive physiographic provinces – the Basin and Range Province and the Middle Rocky Mountains. This transitional zone is defined by the extensional tectonics of the Basin and Range adjacent to the uplifting Middle Rocky Mountains. The result of these geological forces is block faulting where the Salt Lake Valley is essentially pulling downward and away from the Wasatch Mountain Range which is moving upward. The resulting Wasatch Fault Zone generally running north-south along the Wasatch Front with multiple fault lines, is still active today, and is located just 1320 feet west of Allen Park.

The Great Salt Lake is the terminus of the Great Basin watershed, the largest endorheic watershed in North America, meaning that the water in the watershed does not drain to the ocean. One of the major tributaries to the Great Salt Lake is the Jordan River (Jordan River Watershed Basin) which is fed by thirteen smaller creek basins. Emigration Creek that flows through the Allen Park is one of these tributaries.

Landscape Setting Allen Park is located on the east side of 1300 East and is aligned with Emigration Creek between 1700 South and 2100 South. It is in the Sugar House area, across the street from Westminster College and less than half a mile from Sugar House Park. The residential Sugar House area is generally divided into a rectangular grid bounded by more heavily trafficked arterial

National Flood Hazard Layer FIRMette

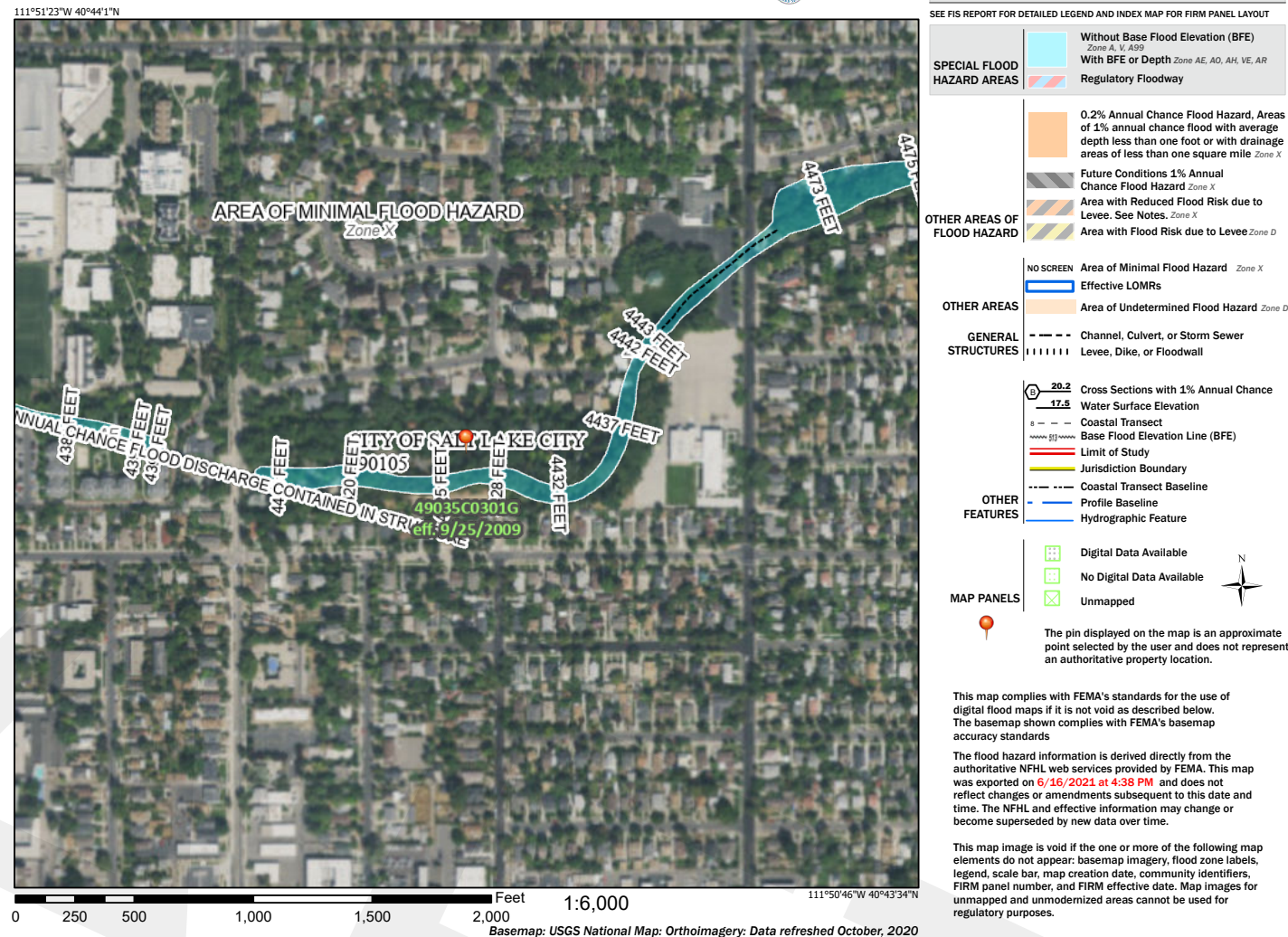


Figure 3-1. FEMA Natural Flood Hazard Map of the Allen Park study area.

streets (such as 1300 East). Each section measures approximately 0.5 miles on the north/south axis and 0.3 miles on the east/west axis. These approximately 110-acre sections are then further subdivided by narrower secondary streets that differ in organization section to section. The section containing Allen Park is bounded by 1300 East, 1500 East, 1700 South and 2100 South. The surrounding neighborhood is predominantly residential with a few educational and religious exceptions. The residential architecture largely consists of early twentieth-century single-family homes in Craftsmen and Post-WWII styles.

NATURAL SYSTEMS AND FEATURES

The foundation of the Allen Park Study Area cultural landscape are natural systems and features. These are illustrated in Figure 3-2, Natural Systems, Features, and Topography.

Water at Allen Park is an important character defining landscape element beginning with the presence of Emigration Creek which flows out of the mouth of the nearby Emigration Canyon and passes through this site. Over time this creek has created the landform of Allen Park, as well as the stream terrace which defines the majority of the 'flat' developed portion of the site today and the current stream channel.

NATURAL SYSTEMS, FEATURES AND TOPOGRAPHY



Figure 3-2. Natural Systems, Features & Topography Map

SPATIAL ORGANIZATION

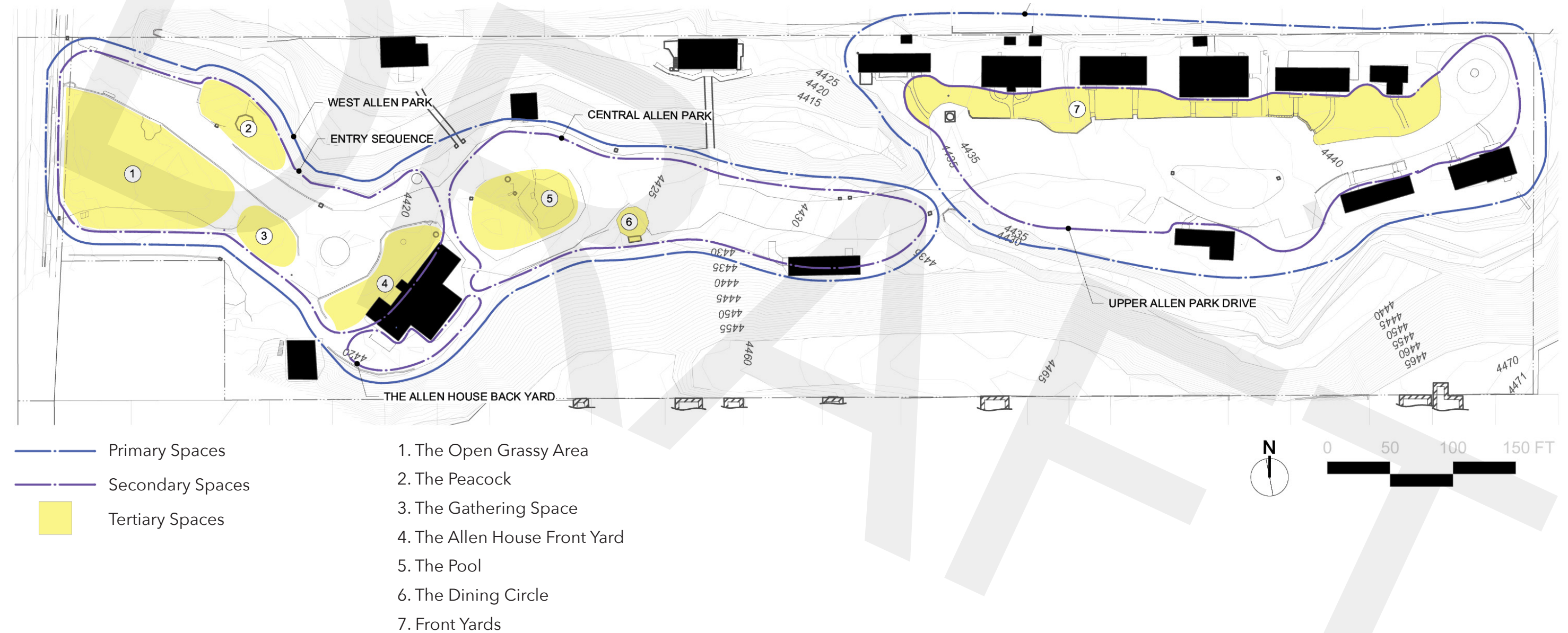


Figure 3-3. Spatial Organization Map

The creek enters the study area at the mid-point of the eastern boundary and flows south-west for about 200 feet before winding back to the north-west, where it passes through a culvert under the driveway. The creek then proceeds west following the northern property line before entering another culvert near the northwestern corner of the study area.

Creek levels vary seasonally dependent upon the amount of runoff coming out of the Emigration Canyon watershed. The creek poses some risk of flooding based on at least one known flooding event that occurred in 1952 and impacted the Peacock building. Figure 3-1 is a copy of the FEMA Flood Hazard Map indicated that most of the site is not in a FEMA designated floodplain, although it is possible that the creek may still present a hazard to certain portions of the site in terms of risk for flooding, debris flows associated with a flooding event, and stream bank erosion. High volume rain events in summer are becoming more common with climate change, and therefore increase the risk of flooding. Recommended future studies are discussed in Chapter 5 - Treatment & Management on page 67.

SPATIAL ORGANIZATION

The spatial characteristics of Allen Park are complex and layered, created by nested spaces. At the largest scale the space is organized by topography and vegetation, then more finely defined by the clustering of buildings, and the placement of small-scale features. These characteristics work together to create a secluded, peaceful feeling within the site. The various spaces contribute a unique aspect of the wider park experience based on how open or secluded a space feels. For the purposes of this report, spaces have been organized into three categories: Large, medium, and small spaces. These categories are defined as follows:

- **Large:** The broadest level of spatial organization that encompasses the largest geographic area as defined by floor, wall, and ceiling planes within the landscape.
- **Medium:** A nested sub-level of spatial organization that is encompassed within a large space that is defined by floor, wall, and ceiling planes within the landscape.
- **Small:** A nested sub-level of spatial organization that is encompassed within a medium space that is defined by floor, wall, and ceiling planes within the landscape.

The spaces within Allen Park are described in more detail below. Spaces and sub-spaces are illustrated in Figure 3-3, Spatial Organization.

The two large spaces on the site are described here as West Allen Park and East Allen Park. The topography of the site creates a strong vertical edge along the north, south, and east perimeters of the property, with the generally flat central portion of the landscape serving as the ground-plane. Within this system, Emigration Creek meanders through the site, its steeply incised banks effectively breaking the ground-plane into two areas - West Allen Park, located to the southwest of the creek, and East Allen Park located northeast of the creek. The dense shrubby and multi-stemmed native vegetation on the streambanks and the perimeter hillsides creates an additional vertical plane further defining the edges large spaces. The mature cultivated tree canopy generally located through the central portion of the site implies an overhead or roof plane completing the sense of enclosure inside of these large spaces.

Within this larger spatial framework, the building clusters (see page 27) create smaller, human-scaled spatial organization which subdivides the two large spaces into four medium spaces - The Entry Sequence, The Allen House Back Yard, Central Allen Park, and Upper Allen Park Drive.



Figure 3-4. View of the entry sequence and grassy area from far west end of the grassy area.



Figure 3-5. View looking west toward the grassy area from the gathering space.



Figure 3-6. View looking north to the gazebo across a portion of The Peacock foundation.



Figure 3-7. View looking at the front yard of the Allen House from the fountain space.

MEDIUM SPACES: THE ENTRY SEQUENCE

The ground plane is defined by the paved driveway that accesses the property from the north and south ends of the western boundary line and the adjacent open lawn areas. In addition to the topography and the trees, the west edge of the entry sequence is defined by a six-foot-tall ornamental iron perimeter fence and the south edge of this space is defined by a low retaining wall with a four-foot chain link fence just south of that. The north edge of the space is defined by the creek including its steeply incised banks and dense vertical vegetation. Within the Entry Sequence a series of nested small spaces emerge. These spaces are detailed below.

The Grassy Area - The driveway encircles a low-lying lawn space, referred to in this document as 'the Grassy Area'. The mature canopy of shade trees creates an overhead plane.

The Gathering Space - The Grassy Area transitions into an area containing a series of benches at its eastern edge. A low stone wall creates a transition between the grassy area and the gathering space.

The Peacock - Along the north side of the north driveway between the driveway and the creek, a small, recessed space centers around the remnant turret of the former Peacock building referred to in this document as the gazebo.



Figure 3-8. View looking east across a portion of the Allen House backyard.



Figure 3-9. View looking south-east across the pool area with the rest of Central Allen Park visible in the background.



Figure 3-10. View looking southwest across the pool area.

The transition to this area is created by subtle localized grade and paving material changes as it steps down from the driveway towards the creek. Some sections of brick and stone walls define the west and south edges of the space.

The Allen House Front Yard - Located between the fountain and the Allen House, a low stone wall defines the perimeter of the domestic front yard of the Allen House. The tree canopy inside the wall creates an overhead plane extending over a portion of the front yard and the fountain.



Figure 3-11. View looking south across the Dining Circle.

MEDIUM SPACES: THE ALLEN HOUSE BACKYARD

Southeast of the Allen House, the space is defined by the vertical wall of the Allen House and the topography. The shape of the topography is generally a steep slope with a retaining wall that steps down into a terrace located along the east side of the Allen House. The result is a secluded domestic space, grounded by an intricate tile mosaic patio which then flows into the home. An additional patio space extends from the southwest end of the Allen House that is bordered by a low concrete wall topped with brick, and an



Figure 3-12. View looking east on Upper Allen Park Drive, taken from just west of the island.

outdoor fireplace. Between the vertical exterior walls of the Allen House, the steep hillside to the south, the dense vertical and overhead vegetation the backyard space has a high level of enclosure.

MEDIUM SPACES: CENTRAL ALLEN PARK

This central medium space begins at the vertical plane of the massing of the Allen House on the southwest. The deeply incised banks of Emigration Creek and its dense vegetation creates the vertical plane across the northern portion of this space. The southern portion of the space is defined by the vertical plane of the topography and dense vegetation along the south hillside. The eastern portion of this space is defined by the narrowing of the terrace and the vegetation as it approaches the culvert. Central Allen Park contains two nested small spaces that are described below.

The Pool - Just east of the Allen House the driveway splits creating an island of green which contains a paved patio space, and an organic shaped pool. The transition of ground plane material from the driveway pavement to the grassy area and concrete adjacent to the pool defines the space which is then reinforced by remnants of a fence, columns, and larger trees and shrubs defining the vertical planes



Figure 3-13. View looking east across a portion of the front-yard space.

of the pool space. Inside of the space, mature trees provide an overhead plane.

The Dining Circle - Southeast of the pool, a low stone wall encircles an open lawn creating a 'dining circle' which is defined by the vertical planes of the wall, and the low, soft ground plane. The Dining Circle is also included in this chapter for its cluster arrangement (see page 46) and as a composite small-scale feature (see page 45).

MEDIUM SPACES: UPPER ALLEN PARK DRIVE

Upon crossing over the creek into the north-east quadrant, the driveway is lined with a series of small buildings, the juxtaposition of which lends to the space the feeling of a small village street. The island and the roundabout are included as part of the main medium space. The front yards are a separate nested small space.

Front Yards - Between the edge of the driveway pavement and the fronts of the buildings aligning Allen Park Drive exists a series of small spaces which are defined first by the surface material, and stepped grade between the driveway and the front yards. This edge is further reinforced by a series of stone retaining walls. The combined effect is a platform like

space on the driveway side of the buildings, that is then reinforced and sub-divided by intermittent grassy areas and denser shrubby vegetation. A consistent canopy of mature trees encloses the overhead plane of the space.

TOPOGRAPHY

The topography of Allen Park has been shaped by the geology of the foothills of the Wasatch Front, and the hydrological dynamics of Emigration Creek. The topography of Allen Park is illustrated on page 21. The central portion of Allen Park is a relatively flat stream terrace, with a gentle incline, averaging roughly 2%, from east to west across the site that follows the overall terrain of the foothills. The elevation of Allen Park Drive, and the surrounding buildings is lower in elevation than the surrounding neighborhoods, as these sit on the stream terrace that was created by Emigration Creek. This is relative to the terrain directly south of the site by which is approximately 10'-40' higher in elevation at any given point, the terrain along the north property line is generally 2'-5' higher. The creek channel itself is another 15'-20' lower than Allen Park Drive on the west side of the culvert and 5'-15' lower on the east. This channel appears to have been formed by the erosion of the creek over time and consists of steep (approximately 30% slopes) along the north, south, and southeastern perimeters of the site, creating a well-defined perimeter along those edges. Apart from a portion of the creek near the eastern property line, the banks of the current stream channel are very steep and deeply incised, with an elevation change of more than fifteen feet in some areas.

VIEWS AND VISTAS

The study area is notable for its absence of views. The natural depression of the topography, coupled with the dense vegetation, creates a strong sense of enclosure and seclusion even in the middle of a relatively dense single-family residential neighborhood. Surrounding development has encroached up to the edges of adjacent property lines. During the summer months, these adjacencies are not particularly noticeable because of the dense tree canopy. But in the winter months the exterior walls of adjacent structures are evident from Allen Park, eroding the sense of seclusion that is so apparent throughout the rest of the year.

One notable view is that to the Allen House from the two primary access points on the west end of Allen Park Drive. The views are generally open throughout the central portion of this space, with the Allen House serving as both the visual terminus of the space as well as providing the vertical edge at the eastern portion of the space.

BUILDINGS AND STRUCTURES

The site contains several small homes and a number of other outbuildings and supplemental site structures, such as bridges and walls. These can be located on Figure 3-17 on page 28 along with photos keyed to the plan on page 26. More information about the buildings can be found in Appendix B, Allen Park Historic Structures Summary. The following provides a brief synopsis in terms of site locations, massing, and exterior materials of architecture and structures.

HOUSES

1. Allen House (Ye Olde Logge House) - Located near the center of Allen Park, this is a two-story parkitecture style dwelling with a cross-form plan and gabled roof. The structure includes two log-sided single-story additions on the north elevation, east elevation, and the south portion of the west elevation.
2. The Roost - A two-story structure built into the hillside consisting of a rubble stone foundation extending the height of the first level and rustic log-sided second level, and a gabled roof. A circular cut-out of the log siding on the north-facing gable reveals the sheathing which is painted with a rooster insignia. This building is believed to be the original barn that is described in the Site History chapter.
3. Thomas Boam House - Located on the western portion of the site on the north bank of Emigration Creek, this is a two-story eclectic style wood framed structure with log siding and a gabled roof.
4. Aviary - Located just north-east of the Allen House, the aviary is a remnant mid-century structure perched above the south bank of Emigration Creek. The single-story building is composed of square volume with a gabled roof on piers. The southern half of the building is a, enclosed porch type of structure with a flat roof, large picture-frame windows (the glazing is missing or has been replaced with a corrugated metal), and a concrete block wainscoting.
5. Ye Olde George Albert - Located in the west-central portion of the site on the north bank of Emigration Creek, the Ye Olde George Albert is a two-story rustic structure with colonial style proportions, gabled roof, and a large open two-story gabled porch. The corners of the structure consist of decorative mortared stone masonry columns at the corners.
6. 1384 Duplex (1384/1386) - Located at the mid-point of the site along the south side of Allen Park Drive, this early 20th century vernacular structure has a rectangular footprint and is elongated on an east-west axis. The massing is a single story, with a simple gabled roof. The wood frame structure is clad in wood lap siding and has double-hung wood windows.
7. 1387 Duplex (1387/1389) - Located on the north side of Allen Park Drive immediately north-east of the culvert, this early 20th century vernacular structure has a rectangular footprint and is elongated on an east-west axis. The massing is a single story, with a simple gabled roof that steps down in height just west of the midpoint of the structure. The wood frame structure is clad in wood lap siding that is painted white and has double hung wood windows with 8/8 muntin pattern and red painted wood shutters. Two entrances are located near either end of the south elevation. A deck is located on the west side of the south elevation.
8. The Mary Rose - Located just east of the 1387 Duplex this early 20th century vernacular structure has a rectangular footprint and is elongated on an east-west axis. The massing is a single story, with a simple gabled roof. The wood frame structure is clad in wood lap siding and has double hung wood windows which have a 4/4 muntin pattern and red painted wood shutters on some of the windows. A large centrally located stone chimney on the south facing elevation is oriented towards the landscape with a large outdoor hearth.
9. The Roberta (1411/1413) - Located just east of the Mary Rose this early 20th century vernacular structure has a rectangular footprint and is elongated on an east-west axis. The massing is a single story, with a clipped gabled roof. The wood frame structure is clad in narrow wood lap siding that is painted white and has double-hung wood windows which have a 4/4 muntin pattern and blue painted wood shutters.

10. The 1414 Duplex (1414/1416) - Located just south of the island at the central portion of Upper Allen Park Drive this early 20th century vernacular structure has an ell-shaped footprint is elongated on an east-west axis with south wing on the east side. The massing is a single story, with a gabled roof that steps down just past the midpoint on the east side. The wood frame structure is clad in wood shiplap siding that is painted white and has double-hung wood windows which have varying muntin patterns and red painted wood shutters.
11. The Sally Ann (1417/1419) - Located just east of the Roberta this early 20th century vernacular structure has a rectangular footprint and is slightly elongated on an east-west axis. The massing is a single story, with a hipped roof that extends over two symmetrically located porches on the south elevation. The wood frame structure is clad in wood shiplap siding that is painted white and has double-hung wood windows with a 2/2 muntin pattern with green painted wood shutters. A wood deck extends off the west side of the north elevation.
12. 1423 Duplex (1423/1425) - Located just east of the Sally Ann this early 20th century vernacular structure has a narrow rectangular footprint elongated on an east-west axis. The massing is a single story with two volumes. The western half of the building has a hipped roof on the west side and a gable roof on the east side, where it steps down to gabled roofline of the east side volume. Each volume has a centrally located entry and pergola covered portico with mortared stone columns. The wood frame structure is clad in wood lap siding that is painted white and has casement style windows with red painted wood shutters.
13. 1424 Duplex (1424/1426) - Located on the south side of Allen Park Drive just east of the 1414 Duplex and the island. This early 20th century vernacular structure has a narrow rectangular footprint and is elongated on an east-west axis, rotated

about ten degrees north of east. The massing is a single story, with a simple gabled roof articulated as two bilaterally symmetrical volumes. Each volume has a gabled portico with wood lattice columns. The wood frame structure is clad in wide wood lap siding that is painted white and has double hung wood windows with green painted wood shutters.

14. The Ethylene - Located at the east end of Upper Allen Park Drive on the north side. This early 20th century vernacular structure has a T-shaped footprint. The massing is single story with a Prairie style low-pitched hipped roofline and deep eave overhang. The wood frame structure is clad in narrow wood lap siding that is painted white with a Prairie inspired banks of windows wrapping the upper 2/3rds of the west, south, and east elevations with intermittent, blue-painted wood shutters.

15. The 1434 Duplex (1434/1436) - Located at the east end of Upper Allen Park Drive on the south side, this early 20th century vernacular structure consists of two single-story rectangular volumes oriented along an east-west axis, rotated about ten degrees north of east. The eastern volume is a single story with a gabled roof and a clipped gable on the east side. A covered porch with a clipped gable extends $\frac{3}{4}$ of the way across the center of the volume on the north elevation. The east volume has a clipped-gable portico at the western $\frac{1}{4}$ of the north elevation. Both porch and portico share a similar vertical wood lattice column detail. The wood framed structure is clad in narrow wood lap siding that is painted white. The eastern volume has double-hung wood windows. The western volume has casement style windows. Most of the windows are flanked by green wood shutters.



Figure 3-14. Building Photos



Figure 3-15. Gazebo

OTHER STRUCTURES

16. Gazebo - This structure is the remnant turret of the former Peacock building. It is a 1.5-story octagonal shaped brick structure with an octagonal turret roof (Figure 3-15).
17. Well - Located on the north side of Allen Park Drive just east of the stream culvert, this wishing well style structure consists of a circular masonry wall with an open gabled canopy over the top of the well.
18. Wood Bridge - The wood bridge is located across Emigration Creek between the pool area and the Thomas Boam House.
19. Wood/Steel Bridge - A steel bridge is located across Emigration Creek accessing the Ye Olde George Albert.
- 20-21. Sheds - There are presently three garden shed structures located on the property. One shed located north of the 1387 Duplex, two sheds located north of the Mary Rose, and one shed located north of the Sally Ann.
22. Decks - Three buildings have attached wooden decks. Ye Olde George Albert has two decks, one on the east and one on the west sides of the building. The 1387 Duplex and The Sally Ann have one deck each.
23. Carport - Deconstructed. Previously located west of the 1424 Duplex.

24. The Nest - Deconstructed. Previously located west of The Roost.
25. Wood Foot Bridges - Two wood foot-bridges are constructed across the depression/swale of the former Kennedy Ditch accessing the west and north entrances to the 1384 Duplex.

WALLS

There are a large number of walls located throughout the Study Area used to articulate landscape spaces and as retaining walls to mitigate grade changes (see Figure 3-16). For the purposes of this inventory work, we are classifying any linear masonry element over eighteen inches or three courses in height as a wall. Shorter linear features are classified as edging. The walls present on the site include freestanding and retaining walls as follows:

- Walls, mortared stone: Walls composed of various types of stone including mainly river rock, but in some areas also cut stone including granite and sandstone, mortared together.
- Walls, mortared rubble: Walls composed of various materials including stone, brick, and/or recycled concrete mortared together.
- Walls, concrete: Walls cast in concrete including freestanding, retaining, and driveway barriers, occasionally combined with other elements such as brick or stone.
- Walls, dry stack stone: Walls including retaining and freestanding walls composed of various types of stone that are dry stacked (not mortared in place).
- Walls, timber: Retaining walls composed of heavy timber.

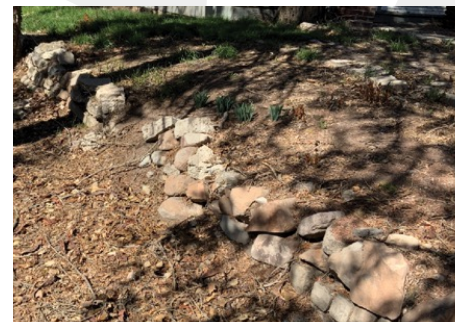


Figure 3-16. Wall Photos

CLUSTER ARRANGEMENT

The buildings are organized spatially around Allen Park Drive with the Allen House located near the center of the site, serving as the hub of activity and organization and the terminus of the entry sequence. Two buildings are perched across the creek accessible via bridges but still follow the same general pattern of the rest of the buildings in the study area. The buildings

in upper Allen Park Drive have a strong cluster organization with consistent spacing between buildings and similar setbacks from the driveway on the east side of the site. The clustering of buildings is visible on page 28.

CLUSTER ARRANGEMENT: BUILDINGS & STRUCTURES

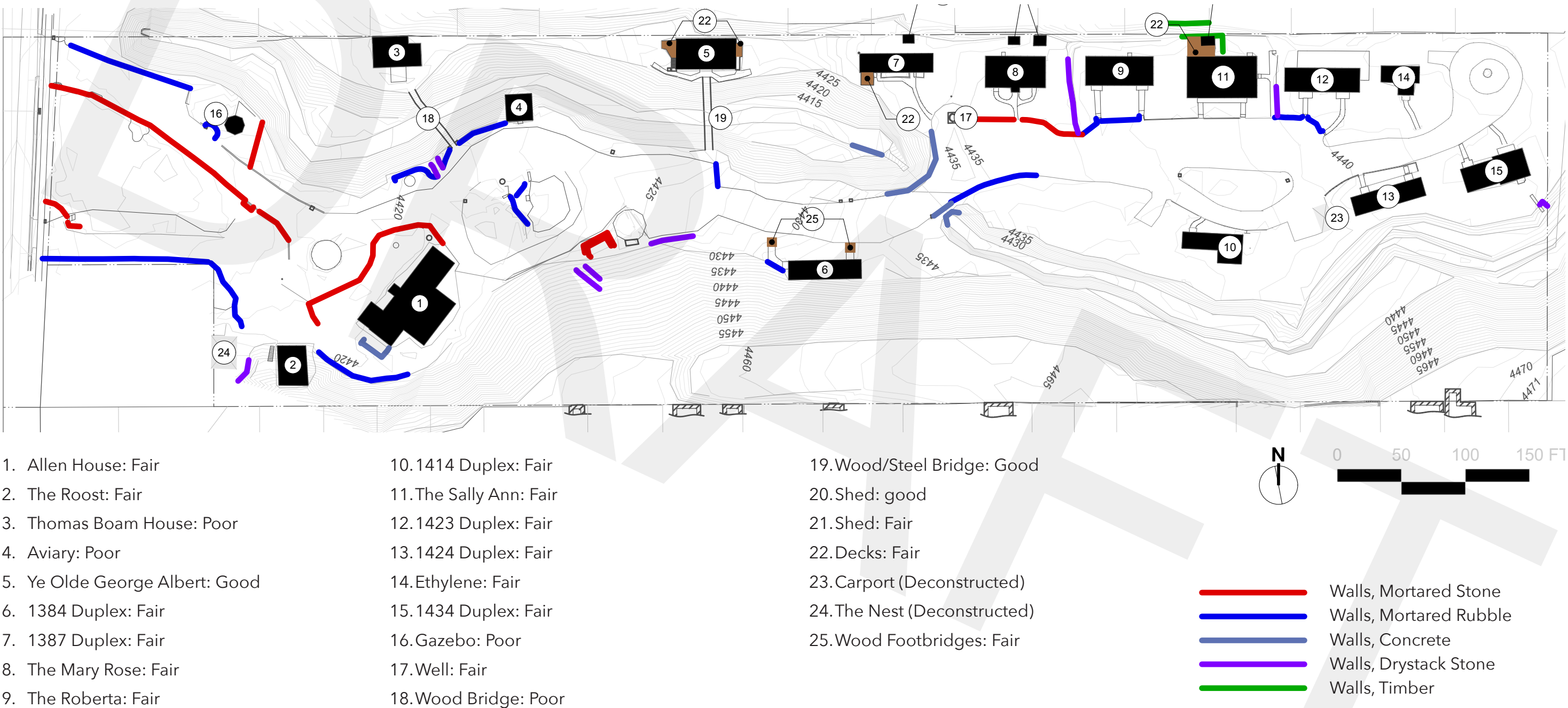


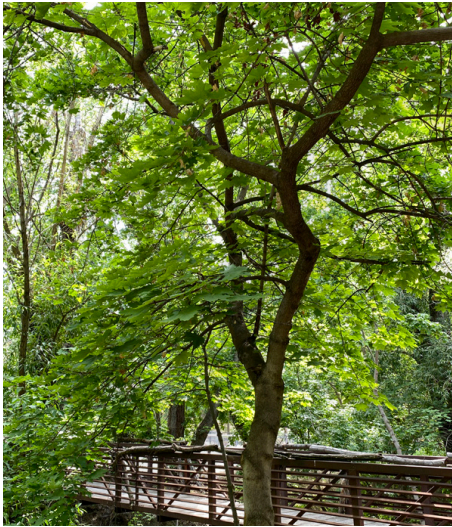
Figure 3-17. Cluster Arrangement: Buildings & Structures

VEGETATION

The vegetation on the site includes native plant associations and formerly cultivated areas with primarily ornamental, non-native species. There is some blending occurring between the two as well as a number of invasive species throughout each area. The native plant communities present on the site include a riparian plant association located along the creek which creates the feeling of being in a secluded and shady oasis as well as a native mountain brush association found along the north-facing hillside along the south of the

site. Areas along the driveway and in fronts of (driveway side) of the buildings appears to have been formerly manicured landscapes which have been neglected for some years.

Riparian Vegetation – The riparian vegetation areas of the site include an overstory tree canopy consisting primarily of cottonwood (*Populus sp.*), crack willow (*Salix fragiles*), Rocky Mountain maple (*Acer glabrum*), and chokecherry (*Prunus virginiana*). Examples of this vegetation are visible in Figure 3-18.



Rocky Mountain Maple
Acer glabrum



Black Hawthorn
Crataegus douglassii



Thinleaf Alder
Alnus incana



Common Chokecherry
Prunus virginiana



Box Elder
Acer negundo



Crack Willow
Salix fragiles



Oregon Grape
Mahonia aquifolium



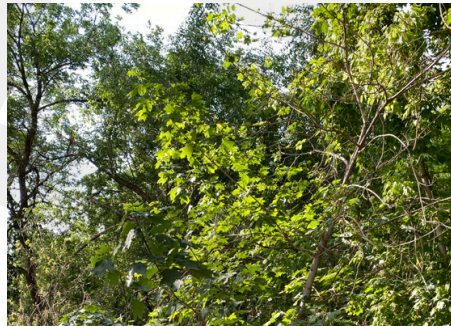
Chokecherry
Prunus virginiana



Creeping Oregon Grape
Mahonia repens



Mountain Snowberry
Symphoricarpos oreophilus



Bigtooth Maple
Acer grandidentatum



Scrub Oak
Quercus gambelii

Figure 3-19. Mountain Brush Photos

Figure 3-18. Riparian Vegetation Photos

Mountain Brush Vegetation - The hillside on the south side of the property contains a dense matrix of scrub oak (*Quercus gambelii*), bigtooth maple (*Acer grandidentatum*), and chokecherry (*Prunus virginiana*) and a mixture of native understory grasses, forbs, and shrubs. These include a predominance of Oregon grape (*Mahonia aquifolium*) and/or creeping Oregon grape (*Mahonia repens*), golden currant (*Ribes aureum*), and snowberry (*Symphoricarpos albus*). Examples of this vegetation are visible in Figure 3-19, Mountain Brush Photos.

The predominant vegetation in the Allen Park Study Area is a dense canopy of deciduous trees, which are intermixed with some evergreen species. The tree canopy works to define the spatial qualities of the site and to provide strong feeling of privacy and isolation. In addition to the native trees, a number of native and non-native species have been introduced to the site including Douglas fir (*Pseudotsuga menziesii*), Norway maple (*Acer platanoides*), American elm (*Ulmus americana*), sycamore (*Platanus occidentalis*), Colorado spruce (*Picea pungens*), mulberry (*Morus alba*), black walnut (*Juglans nigra*), ash (*Fraxinus pennsylvanica*), northern catalpa (*Catalpa speciosa*), and black locust (*Robinia pseudoacacia*). We also identified one unique ginko (*Ginkgo biloba*) specimen directly west of the roundabout. Examples of this vegetation are visible in Figure 3-21.

Large shrubs dot the driveway and are periodically used at the corners of buildings, as foundation plantings, and aligned with walkways. These include lilac (*Syringa vulgaris*) and other various varieties of roses (*Rosa sp.*), bush-honeysuckle (*Diervilla lonicera*), Oregon grape (*Mahonia aquifolium*), juniper (*Juniperus sp.*), currant (*Ribes sp.*), bridal wreath spirea (*Spiraea x vanhouttei*), hedge cotoneaster (*Cotoneaster lucidus*). Native chokecherry (*Prunus virginiana*) appear to be self-propagating prolifically throughout much of

the site, along with snowberry (*Symphoricarpos albus*). Examples of this vegetation are visible in Figure 3-20.

The formerly manicured zones include large areas of remnant lawn, which is in the process of self-naturalizing and returning to a mixture of grasses, weeds, and opportunistic perennials that have spread from the formerly contained flower bed areas. The landscape in front of the Allen House contains a large area of this type of lawn, with an edged flower bed along the northern portion of the house and walkway. This bed contains a mix of herbaceous perennials including: iris (*Iris germanica*), daylily (*Hemerocallis sp.*), bleeding heart (*Dicentra spectabilis*), lamb's ear (*Stachys byzantina*), and black-eyed Susan (*Rudbeckia hirta*).

Along the south-west wing of the house a larger foundation planting is anchored by dense mass of juniper (*Juniperus sp.*) which is punctuated by rose bushes (*Rosa sp.*) at either end, and lined with iris (*Iris germanica*) where it transitions to the lawn space. A lone peony (*Paeonia*) is located where the main walkway to the house intersects the front porch, next to a large tree stump. A sprinkling of rose bushes can also be found along the north side of the main walkway wrapping around the inside of the perimeter stone wall and also inside the wall directly north of the office wing of the Allen House, behind the remnant bird cage.

Smaller, typically undefined border and foundation plantings are located in the front yards of the duplexes on the eastern portion of the site. These include a proliferation of what appear to be Oregon trail rose (*Rosa 'Harison's Yellow'*) an early 19th century hybrid that was frequently planted throughout the western united states and is known for its ability to naturalize. Oriental poppies (*Papaver orientale*) have also proliferated extensively throughout these areas. Patches of vinca (*Vinca major*) and lanceleaf coreopsis (*Coreopsis lanceolata*) can

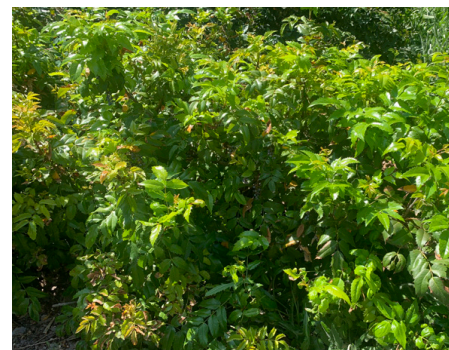
be found along some of the side yard areas, and the north side of Building 1431 has been completely taken over by English ivy (*Hedera helix*).

Other herbaceous vegetation spotted throughout the site include several patches of wild blue phlox (*Phlox divaricata*), stonecrop (*Sedum*), common soapwort (*Saponaria officinalis*), and grape hyacinth (*Muscari armeniacum*). Examples of herbaceous vegetation are included in Figure 3-22.

A large number of opportunistic species including boxelder (*Acer negundo*), tree of heaven (*Ailanthus altissima*), Siberian elm (*Ulmus pumila*) which appear to have self-propagated through large portions of the landscape. The black locust (*Robinia pseudoacacia*) appears to have been intentionally planted in the fronts of some buildings and along driveways, but has subsequently self-propagated throughout much of the site.



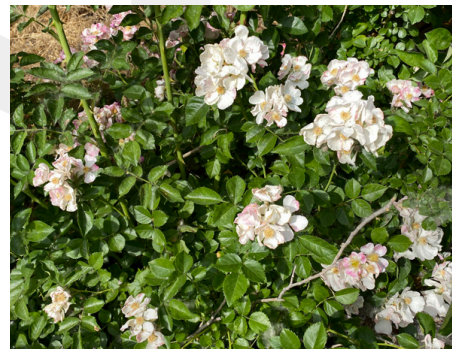
Harrison's Yellow Rose
Rosa x harisonii



Oregon Grape
Mahonia aquifolium



Bridal Wreath
Spiraea x vanhouttei



Roses
Rosa sp.



Juniper
Juniperus sp.



Honeysuckle
Lonicera sp.



Sweet Mock Orange
Philadelphus coronarius

Figure 3-20. Large Shrubs Photos



Black Locust
Robinia pseudoacacia



Mulberry
Morus alba



Colorado Spruce
Picea pungens



Ash
Fraxinus pennsylvanica



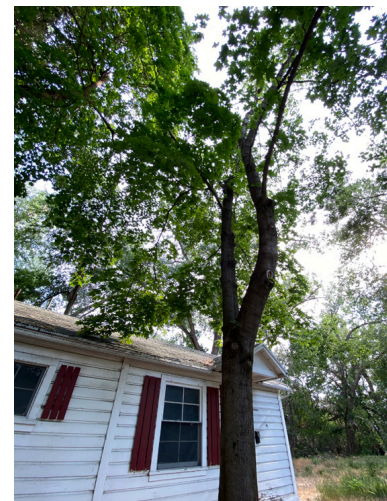
Northern Catalpa
Catalpa speciosa



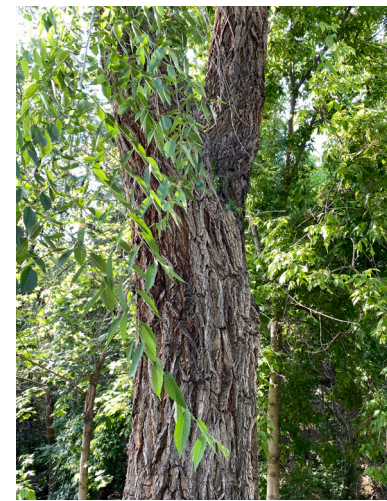
Ginkgo Tree
Ginkgo biloba



Honey Locust
Gleditsia triacanthos



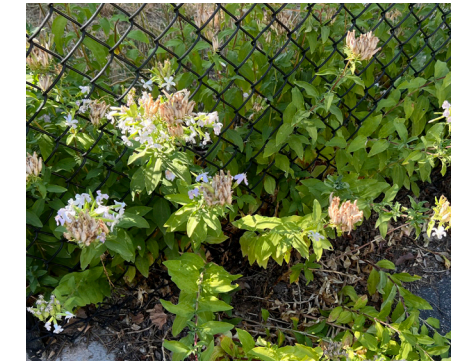
Emerald Queen Maple
Acer platanoides



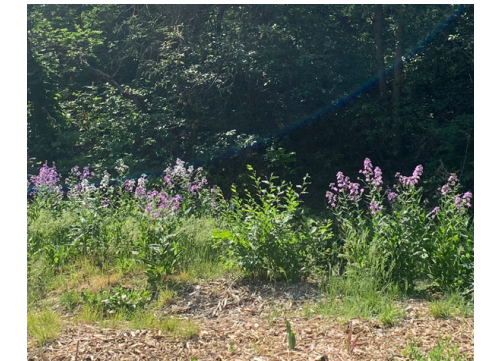
Black Walnut
Juglans nigra



Iris
Iris x germanica



Common Soapwort
Saponaria officinalis



Wild Blue Phlox
Phlox divaricata



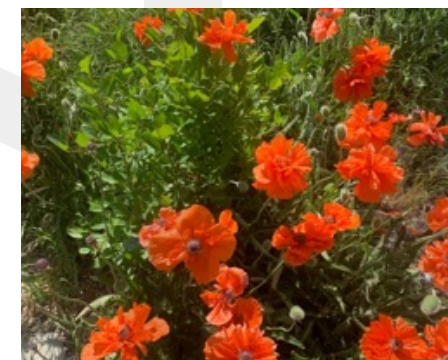
Peony
Paeonia



Feverfew
Tanacetum parthenium



Lanceleaf coreopsis
Coreopsis lanceolata



Oriental Poppy
Papaver orientale



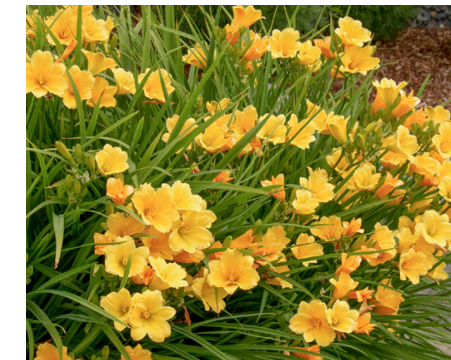
Lamb's Ear
Stachys byzantina



Stonecrop
Sedum



Periwinkle
Vinca



Daylily
Hemerocallis sp.



Lemon Balm
Melissa officinalis

Figure 3-21. Cultivated Trees Photos

Figure 3-22. Herbaceous Vegetation Photos

VEGETATION

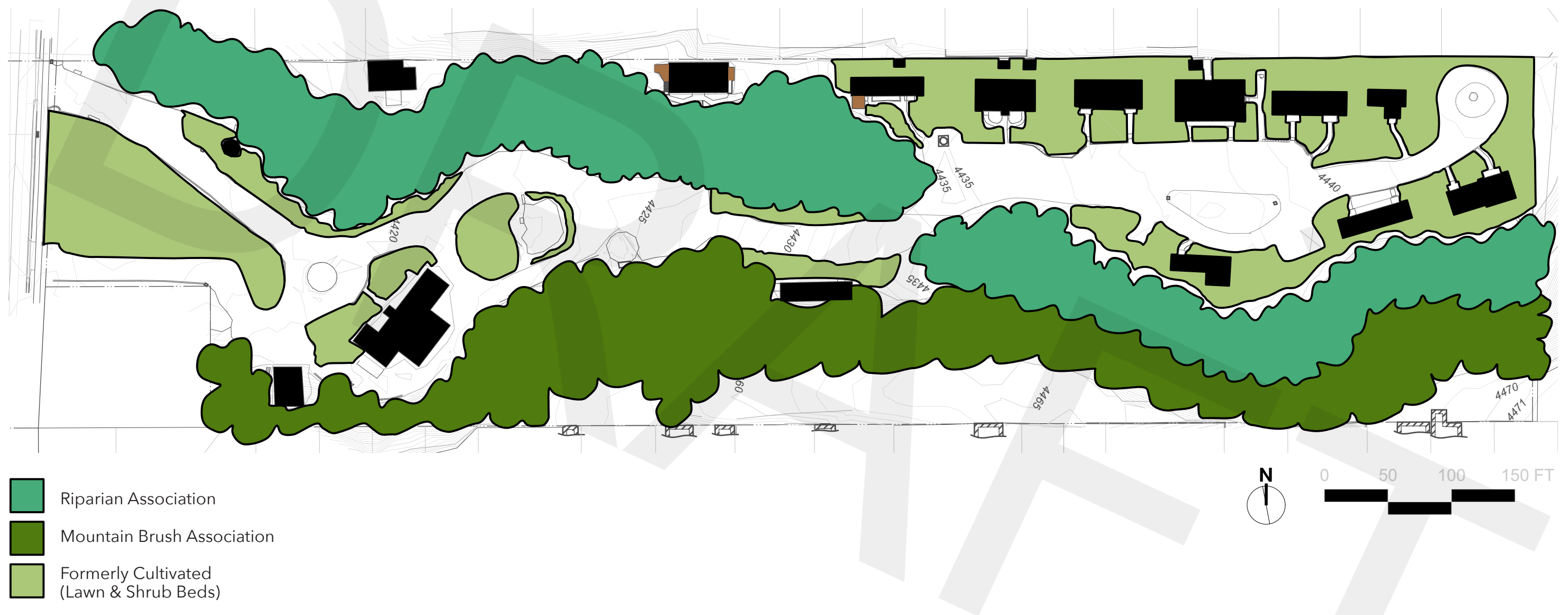


Figure 3-23. Vegetation

LAND USE

The Allen Park Study Area was acquired by Salt Lake City in 2019 and is used as a public park. Use is currently limited to Allen Park Drive, as the bulk of the site has been temporarily fenced off to prevent access by the general public.

Domestic, recreation/leisure, gathering/entertaining, and use of the site as an aviary are still visible in the landscape.

CIRCULATION

The circulation at Allen Park is illustrated on page 35. The circulation pattern can best be described as hierarchical network consisting of one primary spine, Allen Park Drive, through the center of the site, with series of subsidiary pathways connecting the central circulation path to the various spaces and buildings on the site. Allen Park Drive ranges from 10' to 30' and shared pedestrian and vehicular traffic in the past. Currently, vehicular traffic is not permitted in the park except for potential loading/unloading for events.

The pathways are narrower, usually around 3' in width and in most cases provide a direct path of travel from the primary pathway to the main entrances of the buildings. Some of these pathways also access side and rear secondary entrances to buildings. Woven through this system is a series of small worn footpaths. In some places these footpaths are intentionally punctuated by the placement of steppingstones. In most other cases it is apparent that these paths represent desire lines, or regular paths of travel where a paved walkway was not provided, and the repeated traffic compacted the soil. These are mainly located around and between the various buildings.

On the hillside south and east of the Allen House a more intentional trail system appears to have been developed and is now overgrown. The remnant worn trail is defined by openings in the walls (gateways) off Allen Park Drive and punctuated by stone steps along steeper sections of the trail.

ALLEN PARK DRIVE

The site is accessed by a horse-shoe shaped driveway coming from the north and south ends of the western boundary at 1300 East. These two legs of the driveway connect at a round-about in front of the Allen house. From the roundabout the driveway continues down the central portion of the site following the alignment of the creek until it crosses the creek at about 2/3 of the way through the site. The driveway then continues due east through the eastern portion of the site terminating at a small roundabout on the north-east corner of the study area. The driveway placement is clearly a response to the alignment of the creek and the natural topography on the site.

TRAILS

Throughout the Allen Park Study Area exist a series of trails worn through the vegetated areas of the site. In most cases these trails are simply a path worn through the predominant groundcover vegetation from frequent use. This occurs primarily around and between buildings. There is also an apparent designed trail system located south of the pool area. This is indicated by a break in the stone wall where a stone gateway feature reveals an access point into the wooded slope. This trail appears to intersect a graded but overgrown trail that runs east to south-west along the slope. This appears to connect to the south property line directly south of the Allen House where stone steps along the remnant trail are visible. The other end of this trail reconnects with the Allen Park Drive east of the dining circle.

PATHWAYS

Pathways on the site are used both to access buildings from the driveway and are located along and between buildings. Paving is defined in this report as an inorganic material surface meant to be walked on. Within the Allen Park Study Area, the circulation routes are often paired with specific types of paving materials. Material locations are shown on Figure 3-25, Circulation Map.

- Paving, asphalt: Asphalt paving is mainly used on the central driveway space, but remnants of asphalt paving also appear in other areas of the site that may have had some vehicular use at some point.
- Paving, concrete: Concrete paving is the primary material for pathways accessing the various dwellings. In many cases this consists of plain concrete which has achieved a weathered patina and lightly exposed aggregate appearance over time. In other cases, the concrete is scored or embedded with decorative elements as described below.
- Paving, scored concrete: Concrete with decorative scoring pattern.
- Paving, artworks, concrete with decorative elements: Some concrete surfaces or portions of concrete surfaces include tile mosaics, colored concrete patterns, or simple markings that were made in the wet concrete.
- Paving, unit paving: Unit paving includes various modular materials such as brick or stone that are placed with tight joints to form a continuous surface.
- Paving, steppingstones: Steppingstones include any loosely arranged unit paving such as brick, rocks, stone in either organic or cut patterns that are intentionally placed with gaps in-between units.
- Paving, unit paving and artwork concrete: These elements are made of cast concrete inlaid with mosaic tiles, and are placed in the middle of unit paving.
- Paving, stairs: Staircase elements including concrete stairs integrated with concrete pathways, stone or concrete slab stairs, and/or rubble stairs consisting of mortared brick, stones, and/or recycled concrete.



Asphalt



Concrete



Scored concrete



Scored & artwork concrete



Unit paving



Unit paving



Unit paving



Stepping stones



Asphalt



Concrete



Scored concrete



Scored & artwork concrete



Unit paving & artwork concrete



Stairs



Stairs



Stairs

Figure 3-24. Paving Photos

CIRCULATION



Figure 3-25. Circulation Map

CONSTRUCTED WATER FEATURES

One of the Allen Park Study Area's most notable characteristics is its large number of unique water features. There are eight distinctive water features in the study area. These are shown on Figure 2-24, Water Features Map. These include the following:

Fountains - Fountains are defined as above ground objects in the landscape that are meant to feature water. Figure 2-25 is a photo collage of the fountains and pools at Allen Park.

1. Central Roundabout Fountain - This fountain is located directly north-west of the Allen House. It is a centerpiece to the experience of entering Allen Park. The fountain measures about 23' across. The outer mortared stone ring surrounds an inner sculptural terrain of mortared rock pools and multi-tiered towers of concrete basins, which are shaped like flowers. At the very center, there is a cast-in-place concrete pool, which is painted the same blue that decorates the tiered concrete basins. There are remnants of light fixtures installed throughout the inner rock structures.
2. Small Fountain - North of the Allen House is the small fountain. It is a round cast concrete structure that is approximately 8' in diameter, with a conical spout fixture at its center. It is painted blue on both the exterior and interior, though the paint has faded with time and wear.
3. Bird Bath - The bird bath is set in the Allen House front yard, along the path leading up to the front entrance. It shows signs of structural leaning as well as rusting around the plumbing fixture. The top pool and pedestal are made from cast concrete, and they stand about 3.5' tall within a 3' diameter mortared stone pool set in-ground.
4. Grassy Area Bird Bath - In the grassy area, there is an in-ground bird bath with a 3' diameter concrete pool. Stones, set into the

concrete, adorn the rim. At its center, there is a pipe from the original plumbing.

5. River Rock Fountain - This river rock fountain is located at the southwest entrance. There is a plumbing fixture that extends from a basin made from concrete and mortar, set on the asphalt.

Pools & Waterfalls - Pools are defined as water features set in-ground. Figure 2-25 includes photos of the pools & waterfalls at Allen Park.

6. Grassy Area Pool - The pool is an organically-shaped 18' concrete pool located in the Grassy Area. It greets visitors soon after they walk in from the north-west entrance. There are two large trees at its center, and a faded blue stripe can be seen all along the rim of the pool. This characteristic blue paint can be seen across various water features in Allen Park.
7. Rock Pool - The rock pool is south of the entry driveway along the southern edge of the southwest entrance. It is a composite of cast concrete and mortared stone rubble. There are two main pools that connect beneath a rock sculpture that bridges across, resulting in a figure eight composition measuring around 30' across. The south end of the pool features a planter surrounding an existing tree, as well as short retaining rock walls leading down to the pool.
8. Grassy Area Rain Pool - Set in the ground within the grassy area, the rain pool is a mortared stone and concrete pool. It features a larger organic shape about 5' across, connected to a smaller circular pool with a 2.5' diameter.
9. Swimming Pool - The swimming pool is north-east of the Allen House and is the defining feature of the Pool area. It is a shallow cast concrete pool with an abstract fluid shape that is about 45' across. It is painted light blue and is surrounded by scored concrete paving.

10. Rain Pool - The rain pool is an in-ground cast concrete feature with a 3' diameter. It is located in the Pool area within Central Allen Park, adjacent to the river rock dome and west of the swimming pool. This structure allows rainwater to collect, thus functioning as another ground-level bird bath.

11. Hillside Waterfall - Built into the hillside of the Allen House Backyard area, the waterfall has stepped tiers of cast-in-place concrete

pools lined with mortared rocks. It is about 9' tall and around 4' across. There are no plumbing fixtures currently, but remnants of blue paint on the concrete pools indicate the waterfall may have primarily been a decorative element that collected rainwater, similar to a bird bath.

12. Kennedy Ditch - A remnant of the Kennedy Ditch which historically passed through the Allen Park site.



Figure 3-26. Fountains, Pools & Waterfalls

CONSTRUCTED WATER FEATURES

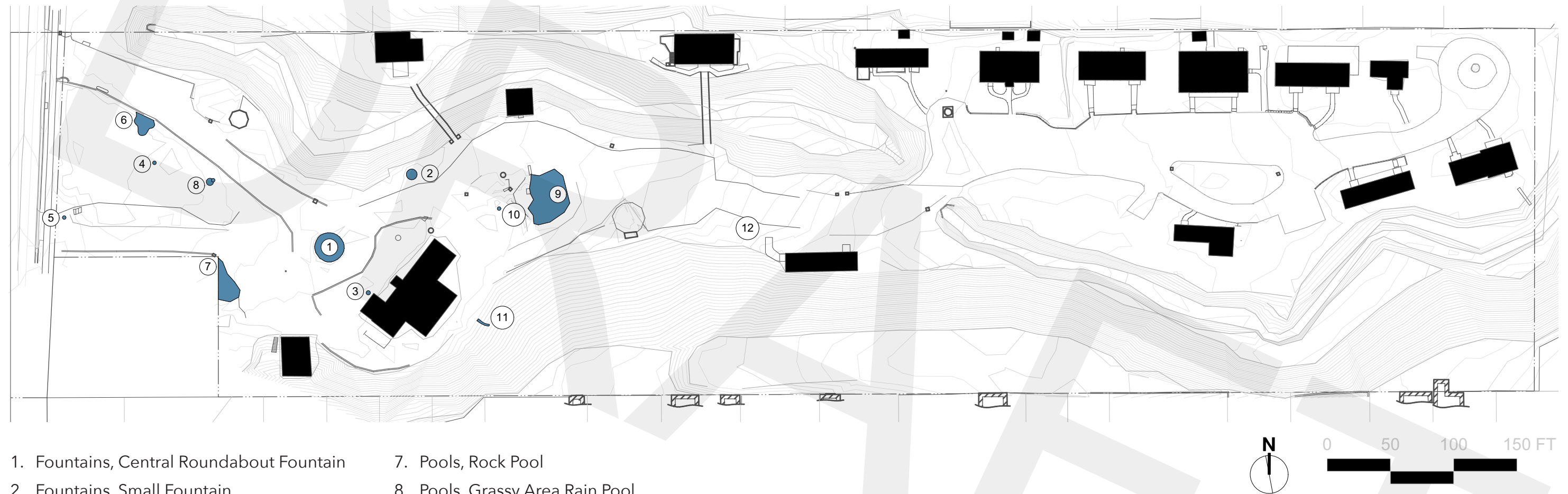


Figure 3-27. Water Features Map

SMALL-SCALE FEATURES

The very high number of small-scale features found throughout the Allen Park Study Area are intricately detailed and typically finely crafted, and many of them are individually unique works of art. Yet, despite the highly diverse collection of features, there are some definitive categories of features that appear based on their general form, materials, and apparent use. These include the following types of features, which will be discussed in more detail and sub-categories below. A series of maps are provided at the end of this section illustrating the placement of small-scale features throughout the site:

ARTWORKS - LIGHT PILLARS

These singular vertical masonry elements are repeated throughout the study area and are located mainly along the central driveway. They are generally articulated as a vertical square column, include tile mosaic ornamentation, and have an integrated light fixture or metal conduit embedded into them that formerly included light fixtures. Figure 3-28 includes photos of the light pillar artwork at Allen Park with numbering to correlate with the map on page 39.



Figure 3-28. Light Pillars

SMALL-SCALE FEATURES: LIGHT PILLARS

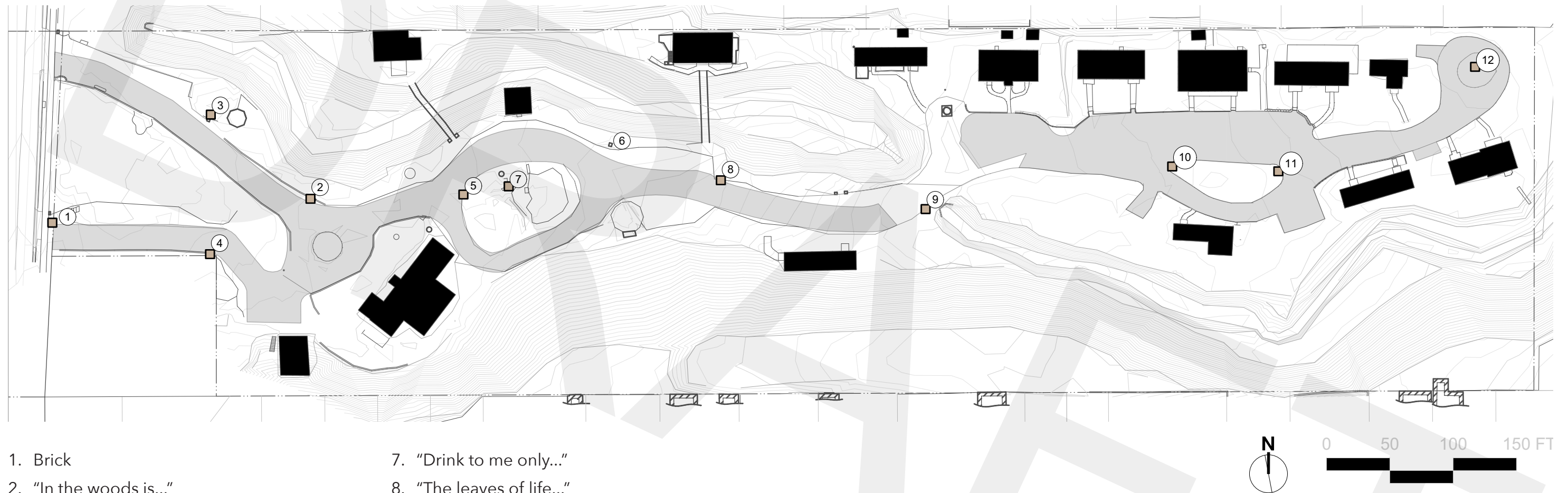


Figure 3-29. Light Pillar Locator Map

ARTWORKS - MONUMENTS

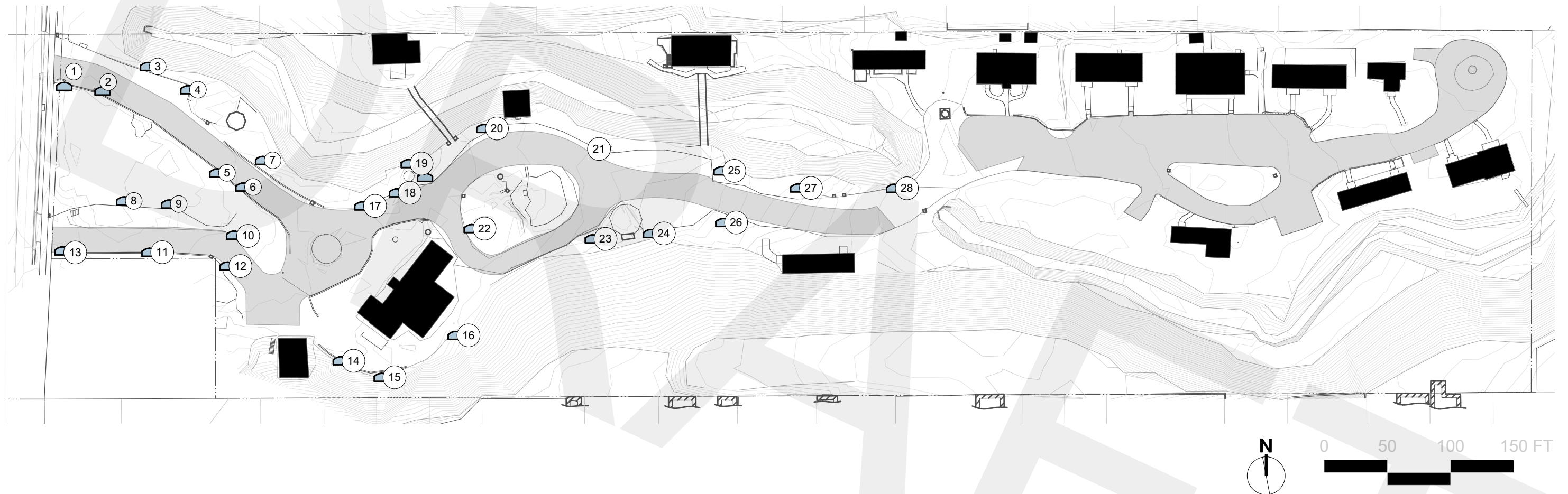
These unique artworks consist of vertically positioned cast concrete panels with various tile mosaic patterns depicting images and phrases generally relating to nature, poetry, and philosophy. Figure 2-28 is a photo index of the artwork monuments at Allen Park. The following general shapes of the cast panels are repeated throughout the site, although each one is unique in terms of imagery and words:

- Monument, base (missing at entry)
- Monument, arched
- Monument, rectangular
- Monument, V-shaped
- Monument, rounded rectangle
- Monument, round
- Monument, square arch
- Monument, signage



Figure 3-30. Monument Photos

SMALL-SCALE FEATURES: MONUMENTS



1. Entry Plinth
2. "Too low they build..."
3. "Lo! The bird is..."
4. "Lo the poor Indian..."
5. "An aquatic aristocrat"
6. "The poetry of Earth..."
7. "And God created every..."

8. "Beauty is truth..."
9. "A strong bird on..."
10. "Friends may pass..."
11. "Faith is the bird..."
12. "Nature never did betray..."
13. "Allen 1865"
14. "I think that I shall never..."

15. "Nature is the art..."
16. "I hear the wind..."
17. "The song of the..."
18. "Hear how the birds..."
19. "The bird of time..."
20. "Fair laughs the morn..."
21. "Allen Canyon Park Est. MCMXXXI"

22. "Underfoot the divine soil..."
23. "Knowledge comes but wisdom..."
24. "You are nearer God's..."
25. "Nature never wears a..."
26. "Summer or winter day..."
27. "Tongues in trees..."
28. "Tis beauty truly blent..."

Figure 3-31. Monument Locator Map

ARTWORKS - OTHER

In addition to the lighted pillar, monument, and bench artwork typologies that are frequently repeated throughout the Allen Park Study Area, there can also be found some unique artworks that are singular or only occasionally repeated. Figure 2-29 is a photos collage of these elements which includes:

- Other artworks, sundial: Located in the front yard of the Allen House, this composite circular element features a wide masonry base topped with a concrete ring embedded with a tile mosaic. On top of this rests a short-mortared stone column. The mosaic reads "...make each passing shadow" implying that the purpose of this piece may have been solar related such as a sundial.



Sundial



Small river rock sculptures



Animal statue



Figure 3-32. Other Artwork Photos

- Other artworks, small river rock sculptures: Two small river-rock dome-like features exist on the site, a half-dome located at the far southeast end of the 'living room' space, and another located in the swimming pool garden space. These are composed of smaller sized mortared river rocks.
- Other artworks, animal statue: This feature appears to be a horse cast out of concrete. Its head is missing.

FENCES

- Fence, 6' decorative metal: This 6' high decorative black metal fence is located along the east perimeter of the property and includes gates at each driveway access.
- Fence, 4' black vinyl-coated chain link: This 4' black vinyl-coated chain link fence generally follows the perimeter of the central access drive, and contains a series of locked gates, to limit access to the site.
- Fence, 3' wire mesh.



6' decorative metal



4' black vinyl-coated chain link



3' wire mesh



3' wire mesh

Figure 3-33. Fence Photos



EDGING

The study area also contains a large number and variety of edging materials. Edging usually appears in more manicured spaces such as along the fronts of houses to define foundation planting beds, along driveway or pathway edges as a curb, and in some instances to define a trail. The following types of edging can be found throughout the study area:

- Edging, mortared stone: Composed of various types of stone including mainly river rock, but in some areas also cut stone including granite and sandstone, mortared together.
- Edging, loose stone: Composed of various types of stone fit loosely together along the ground-surface to define an edge.
- Edging, mortared brick: Composed of brick mortared together to define a planter area or edge.
- Edging, loose brick: Edging composed of brick dry fit together along the ground plane or partially embedded in the ground-surface to define an edge.
- Edging, concrete: Cast concrete along the ground-plane used to define an edge.
- Edging, composite: Some combination of the various edging types in one area.

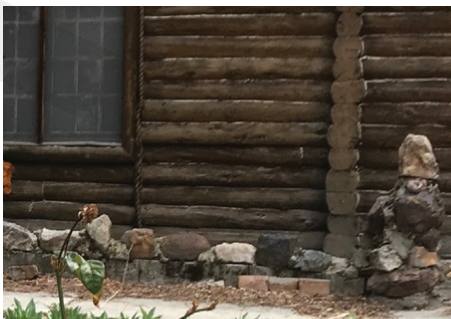


Figure 3-34. Edging Photos

GATEWAYS

For the purposes of this report, gateways are vertical features delineating openings in walls or over/across pathways demarcating passageway. They typically indicate an entrance to or a transition between two distinct spaces or sub-spaces. We noted the following repeated types of gateway features in the study area.

- Gateway, Arched: Masonry consisting of mortared stone forming an arch over an opening.
- Gateway, Pillars: Masonry pillars, typically mortared stone flanking an opening in

a wall. There are a range of sizes and articulation of these present throughout the study area.

- Gateway, pillars with posts and beam: Stone pillars at the base of vertical posts, supporting a horizontal member over an opening.
- Gateway, tall stone pillars with wooden lintel: Tall, masonry, mortared stone pillars flanking an opening with a wooden lintel spanning the opening.
- Gateway, cast concrete pillars: Decorative cast concrete elements, usually combined with some masonry component, flanking the sides of an opening.



Figure 3-35. Gateway Photos

BOLLARDS & PILLARS

Located along the edges of the central driveway are a number of vertical elements that were clearly placed with the intention of providing a visual and physical buffer. These include three predominant types of bollards & pillars:

- Bollards, mortared stone: Consisting of various types of stone mortared together,

and sometimes capped by other elements such as concrete.

- Bollards, boulders or blocks: Large natural or cut stones placed singularly or in rows to delineate and buffer an edge.
- Masonry pillars: These are similar to the mortared stone pillars appearing at gateways and used as bollards but appear singularly and are not associated with either a driveway or an opening.



Figure 3-36. Bollard & Pillar Photos

BENCHES

The study area contains numerous benches, which are typically located in and around points of interest. In some places they appear in multiples, like the 'living room' space, and in other places they are singularly placed.

- Bench, slab: large slabs of stone or recycled concrete resting across two columns of smaller stones.
- Bench, artwork mosaic: The seat portion of these benches is cast in concrete, and ornamented with mosaic tiles, similar in construction and appearance to the monument artworks, but articulated as a horizontal bench surface.



Figure 3-37. Bench Photos

BIRD CAGES

The study area contains several bird cages. Although the form, structure, materials, and articulation of these vary somewhat they are all constructed as permanent landscape features that have a sculptural quality.



Figure 3-38. Bird Cage Photos

FIREPLACES

The Allen Park Study Area contains several fire-specific features including outdoor fireplaces as well as simple fire rings:

- Fireplaces, fire rings – Circular elements on the ground surface delineating a space for a fire, consisting of stone or cast in concrete.
- Fireplaces, masonry – Freestanding outdoor fireplaces mortared brick or stone.



Figure 3-39. Fireplace Photos

COMPOSITE FEATURES

Dining Circle - Stone wall perimeter with integrated masonry fireplace on the south side, and built-in stone dining table at north side.



Figure 3-40. Dining Circle Photos





Figure 3-41. Miscellaneous Photos

MISCELLANEOUS

- Misc, Signage columns.
- Misc, light pole: wooden light pole with cobra head style lamp located near entry.
- Misc, pin-up board: Pin-up board located at north-west entry.
- Misc, wooden brochure kiosk.
- Misc, wagon wheel.
- Misc, water spigot.
- Other artworks, house signage

CONDITION ASSESSMENT OF LANDSCAPE FEATURES

This section provides detail about the description of the physical condition of the existing landscape features and systems within the study area using established NPS standards set forth in "A Guide to Cultural Landscape Reports." There are four standards defining the conditions of cultural landscape features and systems:

- Good: indicates the cultural landscape shows no clear evidence of major negative disturbances and deterioration by natural and/or human forces. The cultural landscape's historical and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

- Fair: indicates the cultural landscape shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within three to five years to prevent further harm to its historical and/or natural values. The cumulative effect of the deterioration of the significant characteristics and features of the cultural landscape, if left to continue without the appropriate corrective action, will cause the landscape to degrade to a poor condition.
- Poor: indicates the cultural landscape shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural areas.
- Unknown: indicates that not enough information is available to make an evaluation. The existing landscape features and systems have been assessed and assigned a rating according to these standards. A rationale has been given for each rating. Features that are assessed as being in good condition are not described in detail.

A complete listing of inventoried features and their condition is located in Appendix A of this report.

SMALL-SCALE FEATURES

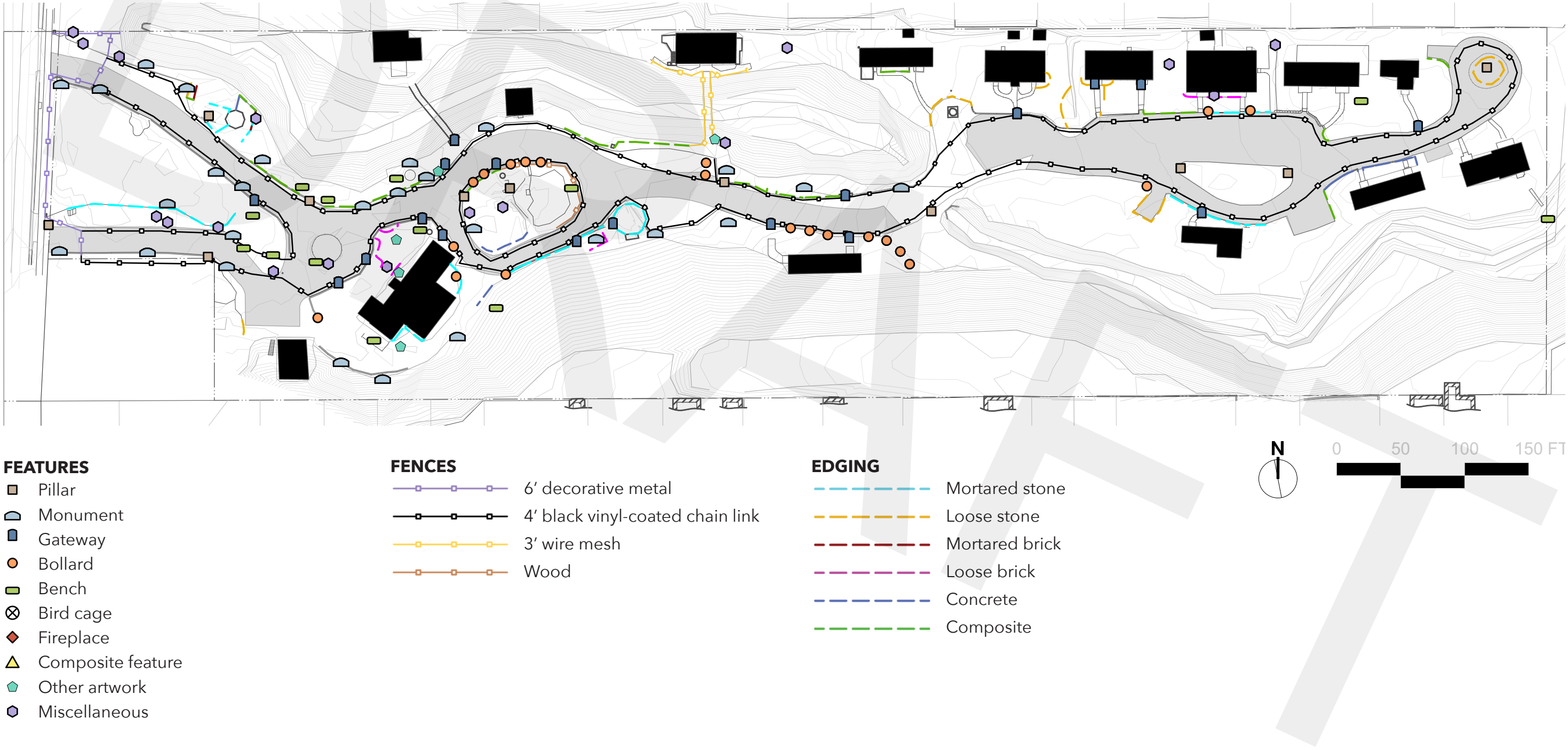
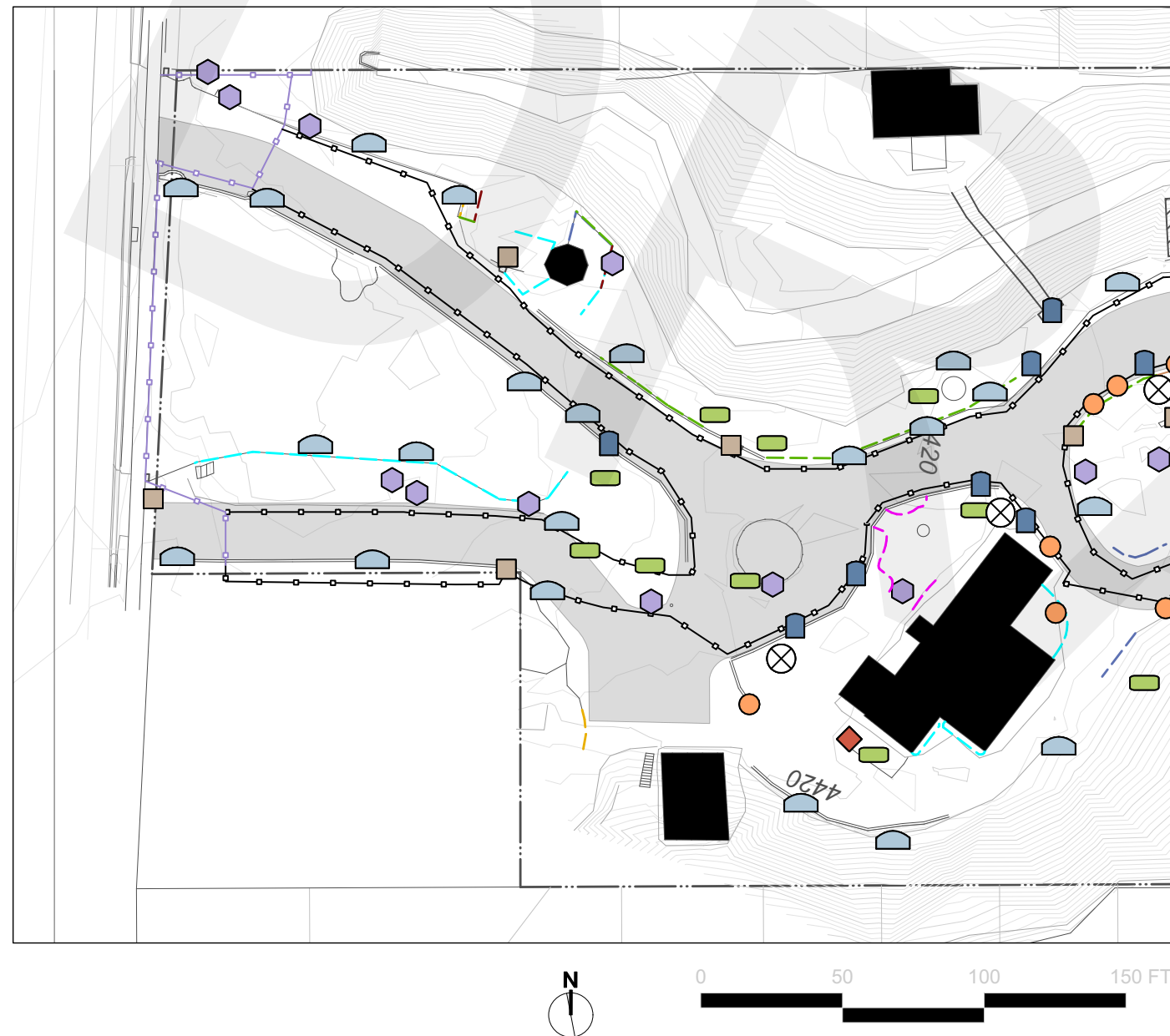


Figure 3-42. Small scale features including artworks, bollards, benches, bird cages, fireplaces and other features.

SMALL-SCALE FEATURES, SECTION 1



FEATURES

- Pillar
- Monument
- Gateway
- Bollard
- Bench
- Bird cage
- Fireplace
- Composite feature
- Other artwork
- Miscellaneous

FENCES

- 6' decorative metal
- 4' black vinyl-coated chain link
- 3' wire mesh
- Wood

EDGING

- Mortared stone
- Mortared rubble
- Concrete
- Drystack stone
- Timber
- Mortared stone

Figure 3-43. Small-Scale Features Map, Section 1

SMALL-SCALE FEATURES, SECTION 2

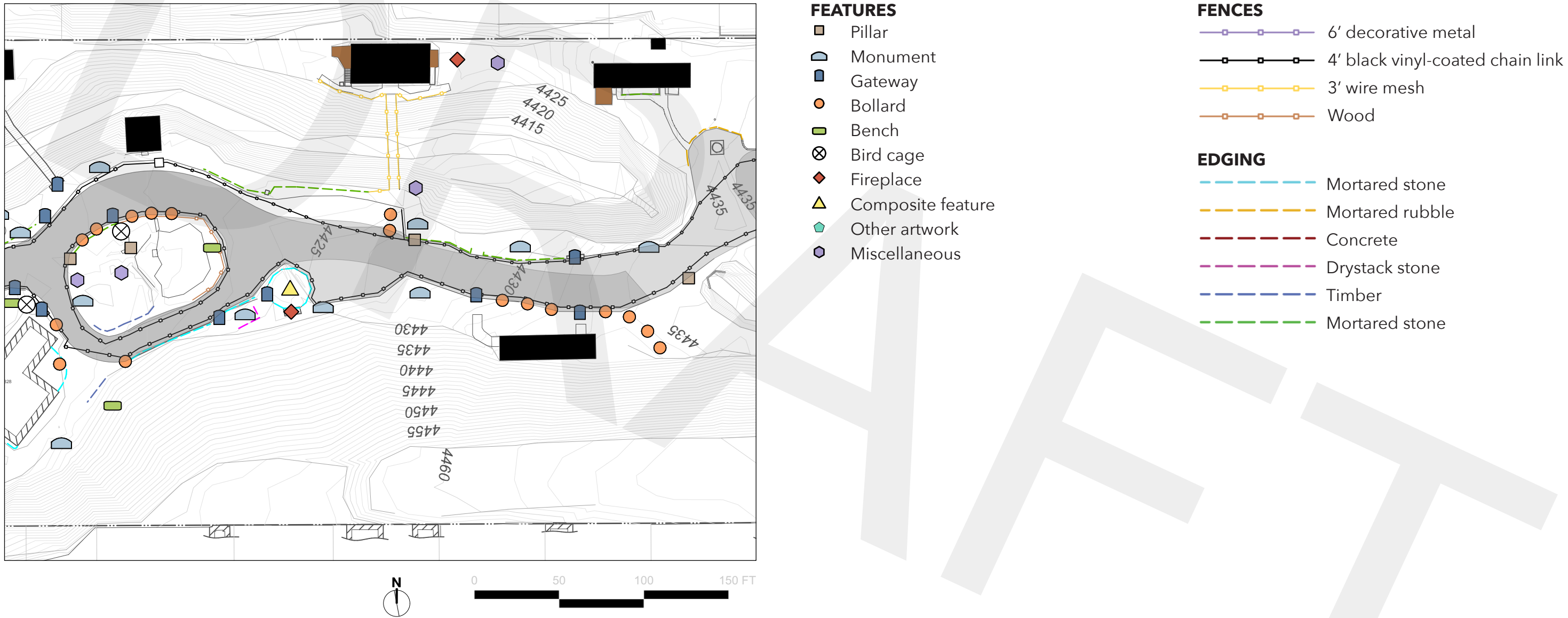


Figure 3-44. Small-Scale Features Map, Section 2

SMALL-SCALE FEATURES, SECTION 3

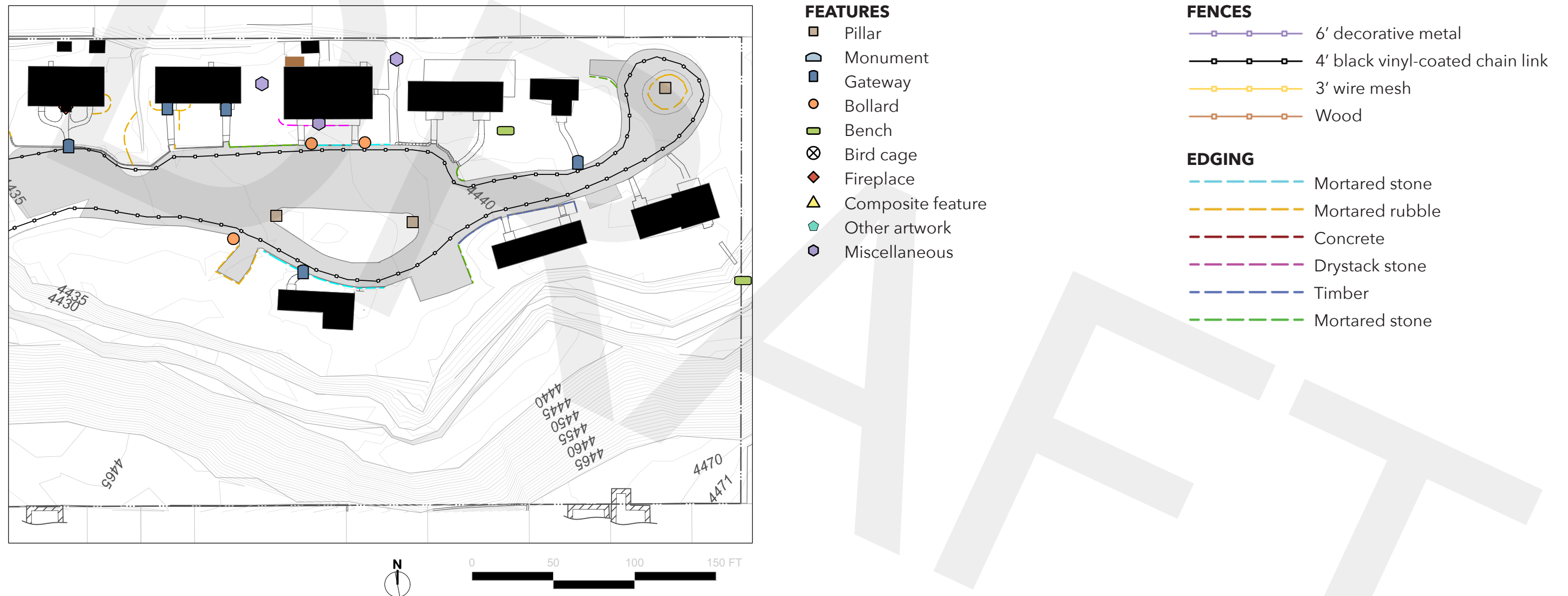


Figure 3-45. Small-Scale Features Map, Section 3

4 CHAPTER 4 - ANALYSIS & EVALUATION

This chapter provides a detailed evaluation of the park’s historical significance and eligibility under the criteria of the National Register of Historic Places (the National Register) and the integrity of the site, as well as a comparative analysis of existing versus historic condition of individual features.

PERIODS OF SIGNIFICANCE

The historical periods of Allen Park are:

- Indigenous Period, Pre-1847
- Big Fields Period, 1848-1931
- Allen Park Development Period, 1931-1961
- Allen Stewardship Period, 1961-2018
- Salt Lake City Stewardship Period, 2018-2021

The combined Allen Park Development Period and Allen Stewardship Period (i.e., 1931 to 2018) is the recommended period of significance for the cultural landscape. It is during the Allen Park Development Period that the significant landscape characteristics of the site were established. While no new landscape features were introduced during the Allen Stewardship Period, changes were made to the landscape by removing structures and otherwise allowing other features to deteriorate due to lack of maintenance. Collectively, these combined periods are responsible for the cultural landscape features that are present today, retain historical integrity, and contribute to the significance of Allen Park.

EVALUATION OF HISTORICAL SIGNIFICANCE

Federal statute at 36 CFR 60.4 sets forth specific thresholds cultural resources must meet to be considered eligible for listing on the National Register. To be eligible for or listed on the National Register, a resource must

meet one or more of the following criteria and must retain sufficient integrity (discussed later in this section) to convey the historical associations, architectural or engineering principles, or cultural/scientific information on which the relevant criterion or criteria are based:

- A. Be associated with events that have made a significant contribution to the broad patterns of our history;
- B. Be associated with the lives of persons significant in our past;
- C. 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; and/or
- D. Has yielded, or may be likely to yield information important in prehistory or history

These criteria are often used at the state level, including in Utah, to evaluate cultural resources, designate those considered historically significant, and apply state and federal regulations regarding additional opportunities and considerations that must be afforded to resources meeting one or more of the criteria (i.e., those resources determined eligible for listing on, or actually listed on, the National Register).

Criterion A: Allen Park is a significant historical landscape under Criterion A within the themes of Art, Conservation, and Entertainment/ Recreation.

Art: Allen Park is replete with small- and large-scale works. In essence, the property can be thought of as an art environment above all

else, and it is its collection of artworks that set the property apart from other properties in the Salt Lake Valley. Dozens of hand-crafted examples of water features, tile and stone mosaics, concrete sculpture, decorative light features and markers, decorative stone walls, inlaid paths and edgings, and uniquely crafted bird cages dot the landscape and were key attractions in the park during the period of significance. The park was famous in the local community in large measure because of its unique artworks.

Conservation: Allen Park functioned as both an aviary and the headquarters of the Allen Publishing Company. As an aviary, the park is significant on a local level throughout the period of significance for its curated collection of game birds, peacocks, and other exotic species and for the educational opportunities in avian conservation the collection provided.

Entertainment/Recreation: While initially a private residential property fulfilling the Allen Family’s unique hobbies, the property was soon opened by the Allens for controlled public use. The property was promoted by the Allens in local newspapers as a respite from city life and a venue for family and group gatherings. Weddings, meetings, tours of the aviary, and other activities were accommodated. The park became known locally as a place for recreation and entertainment.

Criterion B: Allen Park is a locally and nationally significant historical landscape under Criterion B for its direct and meaningful association with both Dr. Allen and Ruth Allen. This criterion is applicable for the period of significance from The Allens’ acquisition of the property to the time of Dr. Allen’s death (i.e., 1931-1961), at which time active new development of the property decreased significantly.

Ruth Allen was a trained artist who had studied

at the Art Institute of Chicago. It is very likely Mrs. Allen contributed to the art works found throughout the Allen Park landscape and was involved in the planning and implementation of landscape and building improvements during the Allen Park Development Period. Consultation with the Institute about Mrs. Allen and research in other sources yielded very little information about her artistic endeavors beyond her illustrations for the family’s aviary-related gazette. The information available through the consultation and research is insufficient to establish the significance of Ruth Allen as an artist. As such, it remains unclear if Allen Park would qualify as an eligible property under Criterion B for its association with her. If additional and more substantive information about Mrs. Allen is available in the future, the eligibility of the park for its association with her should be reassessed.

On a local level, Dr. Allen was a prominent citizen and a compassionate physician whose practice focused heavily on racial minorities and the indigent. He also traded medical care for labor and maintenance work at Allen Park for those patients who could not afford to pay cash for treatment.¹ As such, Allen Park became a part of Dr. Allen’s medical practice. Dr. Allen became more highly noted at a national level for his personal contributions to the development of Allen Park and his aviary of exotic birds. He was a well-known and respected advisor on the breeding, rearing, and care of the game and exotic birds. His publications on the subject were widely distributed and highly regarded texts that helped shaped avian conservation in many locations during the period.

Criterion C: Allen Park is a significant historical landscape under Criterion C within the areas of Art and Architecture. This criterion is applicable for the full period of significance at a local level.

1 Advertisement, The Salt Lake Tribune, August 29, 1961. (H-4-H).

Art: While Allen Park is significant under Criterion A for its association with the public or social aspect of the Allen's artistic expressions and environmental art, it is also significant under Criterion C for its unique and prominent collection of art pieces. The art collection adds significance as physical works of artistic value and social expression. In particular, the various mosaic and inscribed monuments with lines of poetry, nature-themed quotes and images, and philosophical statements represent notable art works using materials intended to withstand an exposed outdoor environment.

Architecture: Under the theme of Architecture, Allen Park is significant for both its collection of late-1800s and early-1900s cottages that reflect the vernacular architecture of the time and the Allen's unique rustic style estate tucked away in an urban environment. Although most of the buildings located on the property were relocated to Allen Park, they were moved there early in the historic period and remained there throughout. As such, their relocation does not disqualify them as contributing features of the landscape. Rather, the buildings contribute to the significance of the property through both their architectural merit and as one of several types of collections (e.g., birds, art works, buildings, and people) the Allen's introduced to the property. The locations of the buildings on the landscape were clearly carefully selected to create a communal village setting knit together through the alignment of Emigration Creek and constructed pathways, roads, and bridges, with philosophical, poetic, and nature-themed art pieces tying the site together.

Criterion D: Allen Park does not appear to be a significant historical landscape under Criterion D. The physical attributes of the property have not yielded information important to further

understanding the past and do not appear to have the potential to do so at this time. An archaeological surface survey of the property yielded no evidence of cultural resources unrelated to the Allen Park property itself, though specific small-scale features at the site may also be categorized as archaeological resources. Archaeological resources from the historic period, such as privy vaults, that would be considered to have scientific data potential that could be extracted through controlled excavation were not observed during the archaeological survey; however, Glen Decker, Ruth Allen Price's widower, stated that prior to the time the Allens acquired the property, the area has been used as some form of dumping grounds and that Dr. Allen obtained fill material to cover over that dump rather than remove the items.² It remains unclear exactly where this dump was located or what types of materials were placed there.³ If and when components of the dump are exposed, Allen Park should be re-evaluated relative to its significance under Criterion D.

It is important to note that while no evidence of prehistoric resources was observed on the ground surface during the archaeological inventory, the potential exists for such resources to be present in a subsurface (i.e., buried) context. Fresh water sources such as Emigration Creek are known from the broader archaeological record of the Salt Lake Valley to be associated with both short- and long-term camps of prehistoric peoples. As such, it would not be unexpected for prehistoric peoples to have established such camps around Allen Park. Future investigations through archaeological presence/absence testing or ground penetrating radar may yet identify buried prehistoric resources at the site. If such resources are encountered, the property should be re-evaluated for its significance and

National Register eligibility under Criterion D.

EVALUATION OF SITE INTEGRITY

Cultural resources that are considered significant under one or more of the criteria of the National Register can only be considered eligible for or listed on the Register if they retain sufficient integrity of those characteristics important to conveying the association(s) with events, patterns of history, or people; reflecting the type, style, manner of construction, or artistic value they are purported to represent; or allowing for the extraction of meaningful and scientifically valid information through detailed investigation, such as archaeological data recovery.

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that "Integrity is the ability of a property to convey its significance... Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize 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 significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when a property is significant." The seven aspects of integrity included in the National Register criteria are location, design, setting, materials, workmanship, feeling, and association.

The following discussion defines each of the elements of integrity and assesses the integrity of the Allen Park cultural landscape as a whole relative to them. The integrity of individual feature categories within the landscape is discussed on page 54.

Location – This element of integrity is defined as the place where the cultural landscape was constructed or the landscape where the historic event occurred. Allen Park retains integrity of location.

Design – This element of integrity is defined as the combination of elements that create the form, plan, space, structure, and style of a cultural landscape. The Allen Park landscape is best defined as a vernacular landscape—one that evolved through use by the Allen Family and reflected their social and cultural character. There is no evidence to suggest the landscape was created through execution of a professionally designed landscape plan. Allen Park retains integrity of vernacular design from the period of significance based primarily on the continuity of the horizontal, vertical, and overhead planes created by the pathways, structures, water features, driveway/road, activity areas, topography, and vegetation from that period to the present day. Additionally, the style of construction in the form of constructed water features remains substantially intact at present.

Landscape Setting – This element of integrity is defined as the physical environment of the cultural landscape. During the period of significance, naturally occurring trees along the creek and those introduced by the Allens created a shaded, secluded area in the neighborhood. These conditions remained substantially intact at the time of the 2021 field inventory.

Materials – This element of integrity is defined as the physical elements that were combined or deposited during the particular period(s) of time and in a particular pattern or configuration to form the cultural landscape. The Allen Park landscape retains integrity of materials. While some resources have deteriorated

² Decker, Glen. 2021. Personal communication with Kirk Huffaker, Kirk Huffaker Preservation Strategies, Salt Lake City.

³ Whether the buried dump is significant depends on the integrity of the buried materials, the nature of the materials, and if it can be determined whose trash it was.

over time due to a lack of maintenance and preventative care, the materials have not been altered. Additionally, very few examples of non-historical materials have been introduced into the park. Those that have are compatible with the historical landscape in their general material types (e.g., wood, concrete, and metal).

Workmanship – This element of integrity is defined as the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. At Allen Park, the workmanship is reflected in the artwork, which is key to the site, as well as in the arrangement of the introduced vegetation, water features, and buildings and structures. The integrity of individual features within the landscape has diminished somewhat due to deterioration from weathering and a lack of maintenance, but the collective whole of the site clearly reflects the workmanship of the Allens and the individuals they hired to construct specific features.

Feeling – This element of integrity is defined as “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.”⁴ Allen Park retains integrity of feeling from the period of significance. Particularly important among these features as they relate to integrity of feeling are the artworks found throughout the property. Indeed, the art pieces found here gave uniqueness to the property, setting it apart from other properties of the time, and reinforced themes of nature, philosophical introspection, poetry, and wildlife (especially birds). This feeling remains intact

today due to the retention of a very large number—likely the majority—of the original artworks and their high degree of physical integrity.

Association – This element of integrity is defined as the direct link between the important historic event or person and a cultural landscape. Allen Park retains integrity of association with the historical themes of Art and Entertainment/ Recreation under Criterion A and with Dr. and Mrs. Allen under Criterion B (many extant features at the park still bear the Allen name and reflect the artistic talents of both Ruth, a trained artist, and Dr. Allen). The park’s integrity of association under Criterion A and theme of Conservation has been diminished by the removal of the active aviary (save for a small flock of resident peacocks), though features reflective of the property’s past as an aviary are present across the landscape and still contribute to the property as art works and small-scale features. In particular, the extant bird cages and the plethora of artworks depicting birds stand out as marking this property as different from other rustic estates of the era and clearly evoke the property’s historical association with birds.

In the analysis of overall site integrity presented above, it is assumed that the modern chain link fencing installed recently by Salt Lake City, or at least the vast majority of it, would be removed or replaced with a barrier having less visual prominence once a treatment and management plan for safe public access across the property is adopted.

SUMMARY RECOMMENDATION OF NATIONAL REGISTER ELIGIBILITY

The Allen Park cultural landscape qualifies

for listing on the National Register under Criteria A, B, and C. The site is significant for its direct association with Dr. and Mrs. Allen and represents some of the activities and properties for which they achieved historical importance on a local level. Finally, Allen Park is significant for its collection of artworks and architectural resources that reflect vernacular styles and contributed to the formation of an intentional community on the property.

COMPARATIVE ANALYSIS OF HISTORICAL AND EXISTING CONDITIONS

The comparative analysis for the Allen Park cultural landscape compares existing landscape conditions to the landscape development patterns associated with the period of significance (i.e., 1931-2018). The analysis focuses on existing landscape features although some non-extant historic features are also identified. The goals of the analysis are to:

- Identify the landscape resources that contribute to the historical significance and character of Allen Park;
- Assess the integrity of remaining individual landscape resources; and
- Provide a basis for treatment and management recommendations for the preservation of significant resources.

The comparative analysis is organized into sections, based on the landscape characteristics described in Chapter 3 - Existing Conditions on page 20. These characteristics include:

- Natural Systems and Features
- Topography
- Spatial Organization
- Circulation
- Land Use
- Views & Vistas
- Buildings & Structures
- Cluster Arrangement
- Vegetation

- Constructed Water Features
- Small-Scale Features.

A complete list of evaluated resources and their contributing or non-contributing status within the landscape is provided in Appendix A.

NATURAL SYSTEMS AND FEATURES

Historic Condition – The Natural Systems and Features of the Allen Park site were character-defining features of the cultural landscape, which substantially influenced the spatial organization and feeling of the park during the period of significance. In particular, the Emigration Creek corridor (the wide, and depressed terrain surrounding the actual creek channel) defines the park boundary, while the stream terrace provided a relatively flat area to accommodate development and use of the site, and the stream channel itself supports much of the site’s ecological function. The presence of the creek as a natural feature provided a fundamental design constraint limiting development to certain portions of the site while also inspiring the feeling of the landscape and design for the property’s numerous water-features and nature-inspired artworks.

Existing Condition – The Natural Systems and Features of Allen Park remain intact and essentially unaltered from the period of significance.

Analysis – Allen Park retains integrity of Natural Systems and Features.

TOPOGRAPHY

Historic Condition – Allen Park was characterized by topography that exhibited an overall gentle slope downward toward the west but included the incised channel of Emigration Creek. The only known alterations to the site’s topography during the period of significance appears to have been the filling and flattening

⁴ National Park Service. 1990 (revised 1995). National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation. U.S. Department of the Interior, National Park Service. Accessed online June 17, 2021 at: https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

of a portion of the property to cover over a trash dump that was located on the parcel at the time the Allens acquired it, the placement of a culvert on Emigration Creek, and limited grading associated with creating flat pads for building foundations and contiguous paths for driveways and walkways.

Existing Conditions – The overall slope of the terrain downward to the west, the configuration and location of the incised Emigration Creek corridor, and the locations of the terraced terrain supporting buildings and circulation infrastructure remain intact at Allen Park.

Analysis – Allen Park retains integrity of Topography.

SPATIAL ORGANIZATION

Historic Condition – The spatial characteristics of Allen Park are multi-layered, beginning with the creation of two primary spaces – West Allen Park and East Allen Park – that are defined by the topography and vegetation working together to create a strong sense of ground-plane delineation, vertical walls, and overhead enclosure. Aerial images from 1937, 1958, and 2020, combined with historical photographs of Allen Park suggest the overall spatial organization of the property was established by 1937. All indications are that Allen Park developed as a vernacular landscape over the period of significance with the Allen Family adding and removing features as they saw fit. There is no documentary evidence to indicate the division of the landscape into the two primary spaces was specifically planned or was the intended outcome of constructing the “village” area in the eastern part of the property. Rather, the creation of these two primary spaces likely was an ancillary effect of the eastern part of the parcel being the only space large enough to accommodate the number of cottages that were placed on the property.

Within the two primary spaces of Allen Park are a series of secondary spaces predominantly defined by the vertical massing and exterior walls of the buildings on the site and reinforced by the overhead plane of the tree canopy along Allen Park Drive. Finally, a series of tertiary spaces are strongly implied by location specific grading, paving, small-scale features, and cultivated vegetation. The sequence and organization of these spaces breaks the otherwise expansive site into a series of comfortable outdoor rooms. Visitors are drawn through a sequence of spaces within the landscape. The spatial organization provides a sense of discovery when coupled with the site circulation and artworks. This spatial organization of the park is a key component of the property's setting and feeling.

Existing Conditions – The overall division of Allen Park into two primary spaces that are subdivided into secondary and tertiary spaces remained substantially intact as of the 2021 site inventory. There has been minor loss of spatial volumes with the removal of several of the buildings from the property; however, these structures were not necessarily intended to serve as key features in the spatial organization of the site (i.e., the vertical planes of the buildings were not necessarily intended to serve as spatial dividers).

Analysis – Allen Park retains integrity of Spatial Organization.

CIRCULATION

Historic Condition – Circulation patterns and features of Allen Park are an integral part of the historic landscape as it was established during the period of significance. These features include three components: Allen Park Drive, a paved pathway system accessing the various buildings branching off Allen Park Drive (pathways), and an organic trail network between and behind buildings accessing the less developed and native areas



Figure 4-1. Ca. 1950 photo of Allen Park showing strong vertical planes of the Allen House and surrounding vegetation that work to separate the space of the Entry Sequence from the spaces east of the home, and serve as the visual terminus of this space.



Figure 4-2. May 2021 comparative photo showing continuation of the strong vertical planes defined by the Allen House and adjacent vegetation.



Figure 4-3. 1958 aerial photo depicting pathways at the Allen House and village area.



Figure 4-4. Ca. 1941 tax assessor photo depicting pathways at the 1434 -1436 East cottage.

of the site (trails). The arrangement of these features intentionally responds to the natural topography, including Emigration Creek. The circulation is clearly designed to carry visitors through specific routes that highlight the artworks, water features, and buildings on site.

ALLEN PARK DRIVE

Allen Park Drive is the dominant circulation feature at Allen Park. Historical aerial images and photographs suggest a version of Allen Park Drive was established by ca. 1937, within the period of significance. The original road appears to have been unpaved and functioned as an informal access off 1300 East. The historical images further indicate that Allen Park Drive was realigned, added to, and extended into its current configuration sometime between the mid-1940s and mid-1950s. It appears from historical photographs that the road was paved with asphalt around this same time. The current central roundabout of Allen Park Drive was constructed ca. 1950, which required a portion of the road to be shifted slightly to the north of where it had been in 1937. A water feature/fountain that appears to have been constructed around 1932 was removed to accommodate shifting the road to the north. Historical evidence shows that the driveway functioned primarily as a pedestrian thoroughfare, even though it did also accommodate vehicular access.

PATHWAYS

Data sources documenting pathways at Allen Park during the period of significance are limited, but at least some such pathways are visible in a 1958 aerial image of the property (see Figure 4-3). Photographs of the property from the 1940s and 1950s depict many of these pathways, at least in part (see Figure 4-5). The pathways are highlighted by such features as stone, concrete, or brick entry posts or columns or breaks in stone or concrete walls flanked by concrete decorations such as urns and

globes. Historical photographs indicate that at least some of the pathways were paved with smooth or scored concrete, concrete with tile mosaic inlay or other decorative elements, brick and/or stone pavers, steppingstones and mosaic steppingstones, and concrete, stone, or brick stairways. The paved pathways on the site provided access to buildings from Allen Park Drive. Additionally, several bridges carried pathways over Emigration Creek to access lands on its north side. Two of the bridges provided access to the Boam House and the Ye Olde George Albert apartments. The location of a third bridge, which as a swinging bridge shown in a 1932 newspaper article about the Allen property, remains unclear.

TRAILS

A series of unpaved trails are present within the Allen Park landscape. Due to a lack of documentary evidence about the trails, it is not possible to determine which, if any, of the trails present on the landscape today date to the period of significance. There is no evidence to suggest that these trails were ever developed more formally, including such elements as paving or edging, than they appear at present.

Existing Conditions - Circulation features are still intact at Allen Park and appear to include all of the major features of this type that were established during the period of significance. Allen Park Drive remains the predominant circulation feature on the landscape today, and it appears to retain the same configuration and general condition as it had achieved by the middle of the Allen Park Development Period. The paved pathways leading from Allen Park Drive to the extant buildings remain in place and generally unaltered except for those that accessed buildings removed during the Salt Lake City Stewardship Period. Due to a lack of historical documentation of the informal trails across the site, no definitive comparison of the current and historical conditions can be offered. At most, what can be said is that

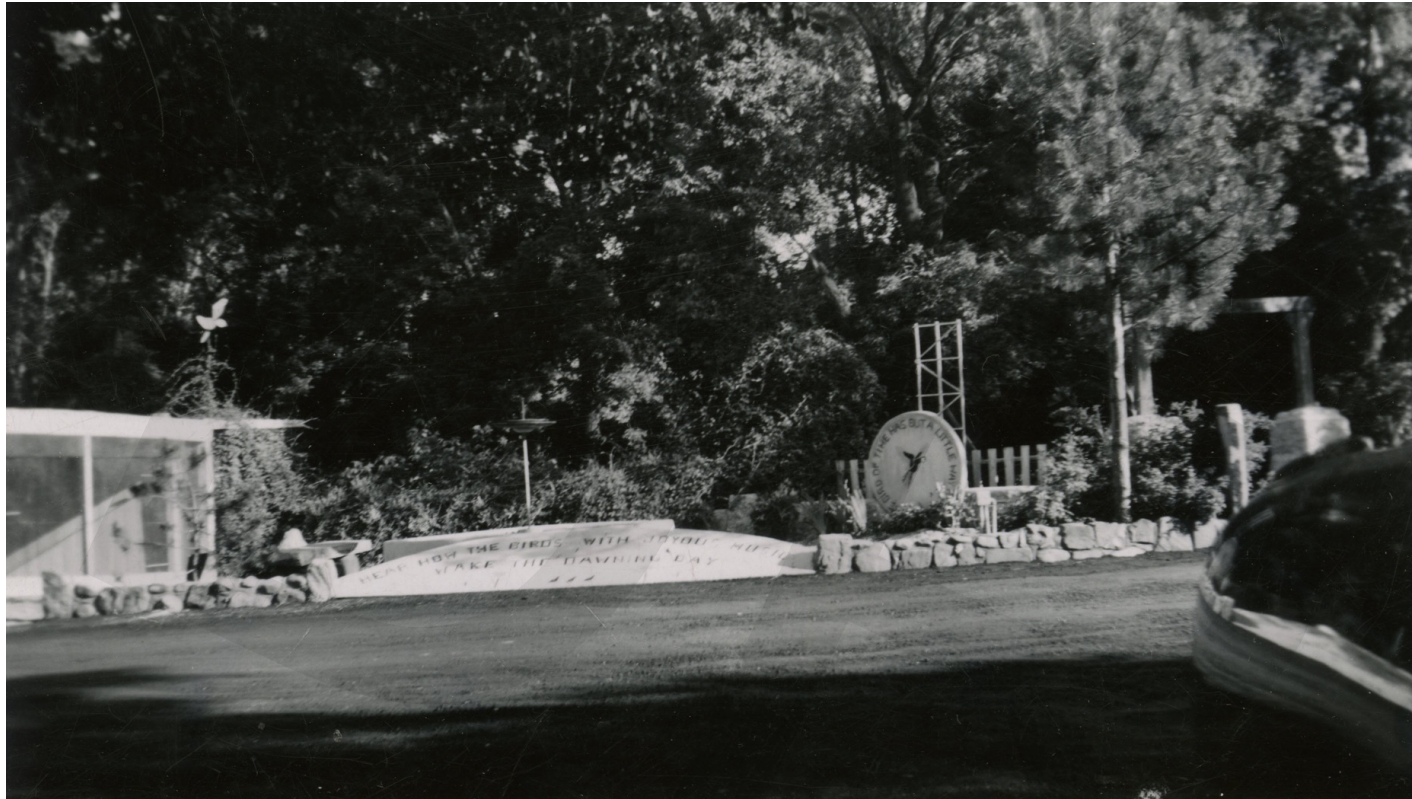


Figure 4-5. Ca. 1950 photo depicting the view from the central roundabout to the north.

informal trails were present during the period of significance. Such trails are present today, and their presence, if not their exact locations and configurations, is consistent with the Allen Park cultural landscape.

Three of the historical pathway circulation features present during the period of significance have been altered or removed. The features were pedestrian bridges over Emigration Creek. Two of the historical bridges—accessing the Boam House and the Ye Olde George Albert apartments—have been replaced with structures of roughly similar appearance. The remaining feature—the swinging bridge—was removed at an unknown date, possibly during the period of significance.

Analysis – Allen Park retains integrity of Circulation despite the replacement of the historical bridges and the loss of minor pathway segments.

LAND USE

Historic Condition – The park formerly hosted residential and aviary/wildlife uses, as evidenced by extant features such as the Allen House, residential village, and bird cages, but no longer serves these uses. Though not a primary use of the property during the period of significance, unprogrammed public leisure activities were permitted by the Allen Family during times they opened the property to public visitation.

Existing Conditions – Allen Park is used as a public park. No programmed uses currently occur, though unprogrammed public leisure and passive recreation activities are allowed.

Analysis – Use of Allen Park for unprogrammed public leisure and passive recreation activities is compatible with uses of the landscape during the period of significance. Residential uses are no longer present, but the appearance of this use is still visible.



Figure 4-6. 2021 view looking north from central roundabout toward surrounding structures.

VIEWS AND VISTAS

Historic Condition – The Allen Park cultural landscape during the period of significance was notable for its absence of views, particularly in a city known for its multiple broad vistas. The natural depression of the topography, coupled with the dense tree canopy and thick understory, screened the property from distant views (see Figure 4-5 for an example).

The only apparent “designed view” present at Allen Park is the view within the Entry Sequence toward the Allen House. The central driveway, while placed in its location in part to accommodate the path of Emigration Creek, created a largely unobstructed view of the Allen House as one approached from the west.

Existing Conditions – During the growing season, the dense tree canopy and understory of shrubs and small trees at Allen Park largely block and soften views of the built environment that encroaches on the property boundary

from the north, east, and south; however, during the winter months, the exterior walls of adjacent structures, especially those of multi-story dwellings along the northern property line, appear to loom over the park. These structures create an altered north-facing view from the western part of the property (e.g., from West Allen Park), and erode the sense of privacy that is so apparent during the rest of the year. It is important to note, however, that the Allen Park parcel has been surrounded by development since at least the 1920s. As such, the views and vistas from the property today, though somewhat more screened due to the maturation of vegetation over time, are not substantially different than they were during the period of significance (see Figure 4-5 and Figure 4-6 for comparative views).

Analysis – Allen Park retains integrity of views and vistas.

BUILDINGS AND STRUCTURES

Historic Condition – The buildings and structures present at Allen Park during the period of significance were a primary component of the site’s design, feeling, spatial organization, and use. The Allen House was the focal point of the built environment (accounting only for buildings and structures), especially for the western part of the parcel, while the collection of cottages in the eastern section of the parcel formed its own spatially distinct use area. Other buildings, such as the Roost, the Nest, the Peacock, the Thomas Boam House, and the Ye Olde George Albert apartments served to help establish the historical uses of the property as well as its spatial organization. Smaller buildings and structures, such as bird sheds and aviary structures, carports, a garage, three foot bridges, walls of various types, and a gazebo, also were present at different times during the period of significance and helped to define the uses, circulation patterns, and spatial organization of the landscape.

Existing Conditions – The buildings and structures present at Allen Park today retain a high degree of historical integrity. The combined collection of extant buildings and structures are character-defining features of the landscape. More specific descriptions of the current condition of individual buildings present on the property today can be found in Appendix B of this report.

There are a large number of walls located throughout Allen Park, including freestanding and retaining walls and walls constructed of mortared stone, mortared rubble, concrete, dry-stacked stone, and timber. All the extant walls on the property are presumed to date to the period of significance due to their material types, manners of construction, and level of deterioration.

Analysis – Overall, Allen Park retains integrity of

buildings and structures. Minor losses of select structures have had the effect of reducing some of the sense of spatial enclosure on the property, especially for the secondary spaces. Specifically, the losses of The Nest (1316 East), carport for 1424-1426 East, ells of The Peacock, multiple aviary structures, wooden gazebo northwest of the Allen House, and automobile garage on the property have created open spaces where solid vertical planes were once located. This effect is offset by the now mature cultivated tree canopy and large shrubs that have grown to increase the sense of enclosure over time in these same areas. Similarly, the loss of a few historical fence segments that served as vertical planes dividing spaces on the property, particularly around the pool area, has reduced the level of enclosure for these spaces. None of these changes diminish the park’s integrity of design in a meaningful way, and the overall spatial organization from the period of significance remains intact.

A small number of the walls present on the property during the 2021 site inventory appear in historical photographs of the property. Generally, the walls that remain today and are visible in historical photographs are consistent with their design and materials from the period of significance. See Figure 4-7 and Figure 4-8 for an example of the historical and current nature of the wall features.

CLUSTER ARRANGEMENT

Historic Condition – Archival evidence of feature clustering at Allen Park is limited to a few aerial images and photographs taken on the property. These images capture, at least in part, two major cluster arrangements—a central cluster around the Allen House and an eastern cluster on upper Allen Park Drive (i.e., the cottage cluster).

The Allen House cluster included the Allen House itself as well as the central roundabout and fountain and the Roost building. This



Figure 4-7. Ca. 1948 photo of the Mary Rose cottage and its stone wall.



Figure 4-8. 2021 comparative photo of the Mary Rose cottage and its stone wall.



Figure 4-9. Ca. 1986 image of a light pillar and wood gazebo located northwest of the Allen House.

cluster also included the front and back yard spaces of Allen House and their perimeter defining features, such as fences, walls, bollards, and art works.

The upper Allen Park Drive cluster consisted of the cottages in the northeastern part of the property and along the northern property line between the creek the parcel boundary. This cluster also included the retaining walls and built-up front yard spaces of the cottages. In this area, the buildings clustered around Allen Park Drive and open gathering spaces.

No documentary evidence exists to indicate any specific intent or plan behind the cluster arrangement. Rather, the clustering appears to have evolved in a more casual way following the placement of buildings on the site and the subsequent build-up of features supporting them, such as perimeter and retaining walls, pathways, communal gathering spaces, etc.

Existing Conditions - The Allen Park cultural

landscape still exhibits the same cluster arrangements today that were created during the period of significance. Some features, particularly buildings, in each of the two major clusters have been lost, but the overall clusters remain present and clearly identifiable.

Analysis - Allen Park retains integrity of Cluster Arrangements.

VEGETATION

Historic Condition - The vegetation at Allen Park consisted of different native plant associations - mountain brush and riparian - as well as cultivated landscape zones with introduced trees, shrubs, and herbaceous plantings.

A comparison of aerial photos of the site between 1937, 1958, and 2020 shows that there has been a consistent dense vegetative mass along the riparian corridor, and on the north-facing slope across the southern edge



Figure 4-10. Excerpt from ca. 1932 newspaper article showing understory near suspension bridge at lower left.

of the site. The 1937 image shows a distinctive absence of any upper-story tree canopy or mid-story vegetation along the northeastern portion of the site north of the creek corridor. This is consistent with the large agricultural areas off-site to the north, so presumably this portion of the site was also used for agricultural activities prior to 1937. This northeastern portion of the terrain becomes the location for the cluster arrangement of cottages that are visible in the 1958 image. Much of the land

north of the Allen Park study was developed between 1937 and 1958.

The understory vegetation is visible in a small number of ground-level photographs of the property. For example, Figure 4-10 gives a better indication of what understory riparian vegetation existed during the period of significance. Some overstory vegetation is visible on the left side of the image, but on the right side of the creek the bank is more open,



Figure 4-11. May 2021 photo of creek vegetation showing understory.

with a noticeable line of large woody shrub vegetation and a healthy stand of grasses on the upper portions of the bank.

The manicured landscape in front of the Allen House is shown in Figure 4-1, taken ca. 1950. The image shows a tidy lawn area in front of the Allen House that is neatly mown with a crisp edge. Larger trees line the driveway, including a younger version of the same spruce tree that exists in that location today. A large shrub flanks the northwest corner of the house and the distinctive form of hollyhocks (*Alcea rosea*) dominate the border in front of the house. Inside the round-about the palm like foliage of some large shrubs mimics the same leaf pattern on the large tree of heaven (*Ailanthus altissima*) clearly visible just north of the driveway. Most likely the smaller palm-like leaves are offspring of this species, although



Figure 4-12. Ca. 1945 photo of Sandy the Sandhill Crane at the Allen House. Note lawn and garden spaces.

it is possible that they could be some variety of sumac (*Rhus sp.*). Given the prolific nature of the former we believe they are most likely *Ailanthus*.

A ca. 1945 photo (Figure 4-12) shows a very small vegetative border, with an upright habit shrub or perennial flanking the north side of the entrance. The border is small and appears to include iris (*Iris germanica*) interspersed with some small tight growing vegetation that appears to have an almost boxwood (*Buxus sempervirens*) like quality. Some herbaceous vegetation appears to be visible just behind the bird. The grass is mown short and appears to be neatly edged.

Existing Conditions – The vegetation at Allen Park still consists of mountain bush, riparian, and cultivated landscape vegetation.

Compared to the historic conditions, the overstory vegetation (Figure 4-11) has become predominant, blocking out sunlight to support shrubby vegetation and grasses which are not present in this image (said understory



Figure 4-13. 2021 comparative photo of Allen House showing lawn and garden spaces.

vegetation does exist intermittently along portions of the creek where the tree canopy is less dense). The remaining herbaceous vegetation has become overtaken with invasive species resulting in significant erosion on a large portion of the creek bank.

The manicured spaces throughout the study area have fallen into a state of neglect since the end of the period of significance as is visible in another series of comparative photos. In a 2021 comparative photo (Figure 4-2) the groundcover in front of the Allen House is blocked by the wall. Larger shrubs not apparent in the ca. 1950 photo are visible just behind the wall that borders the Allen House front yard. The large shrub off the northwest corner, the hollyhocks, and the ailanthus are noticeably absent. The young conifer trees have matured, and now dominate this view. A new catalpa tree flanks the north side of the entrance to the home.

In a 2021 photo (Figure 4-13) the irises are still visible. A peony and rose bush on the south side of the main entry walk mimic the form of

the unidentified shrub in the ca. 1950 image. The shrub bed has encroached into the lawn and become more herbaceous. The lawn has become overgrown and naturalized but is still discernable as a lawn-like space.

Analysis – The vegetation in Allen Park is a central landscape feature in terms of its role in working to create the overall spatial organization on the site, providing for the feeling of seclusion on and contributing to the character of the site.

In the cultivated landscape zones along the driveway and in front of the buildings, the established tree canopy and mature ornamental shrubs in particular the roses, honeysuckle, spirea, and lilacs retain integrity. The herbaceous vegetation retains integrity in the locations where it was originally intended. The remnant lawn panels retain integrity even though they are unkempt.

Based on the inventory of existing conditions, the vegetation in the study area retains integrity for the Mountain Brush association found on the north-facing slope at the southern perimeter of the site, along with much of the overstory vegetation along the riparian corridor associated with the period of significance.

CONSTRUCTED WATER FEATURES

Historic Condition – One of the Allen Park's most notable characteristics is its large number of unique water features. In addition to the Kennedy (irrigation) Ditch, which was already present on the parcel by the beginning of the period of significance, the Allen Family constructed numerous fountains and pools and a waterfall feature.

The gravity-fed Kennedy Ditch followed the topographic contour through the Allen Park parcel to maintain a sufficient grade to carry the water beyond the property to its ultimate



Figure 4-14. Ca. 1961 view looking at central roundabout fountain.

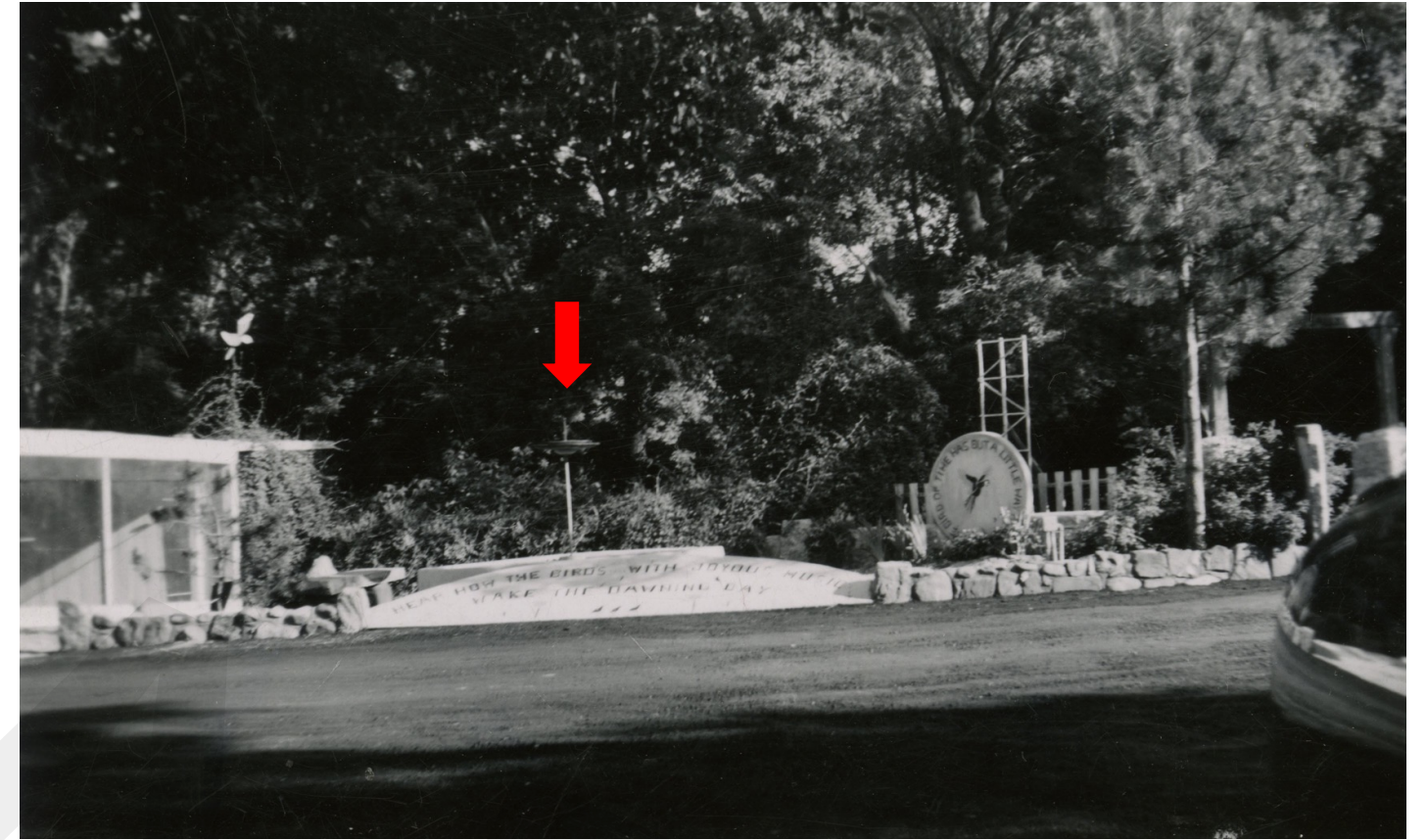


Figure 4-15. Ca. 1950 photo depicting the view from the central roundabout to the north.



Figure 4-16. 2021 comparative view looking at central roundabout fountain.



Figure 4-17. 2021 comparative view depicting concrete fountain north of Allen House.

destination. Following acquisition of the land by the Allens, the ditch was incorporated into the landscape as a water feature with a path that was constructed along it and included one or more small foot bridges. The overall ditch was abandoned (i.e., was no longer used to convey irrigation water) around 1955 when the canal company dissolved its incorporation. At that time, sections of the ditch on the Allen Park property were apparently backfilled and other sections were left as open channels that no longer conveyed water.

Documentary evidence indicates that the Allens constructed at least four fountains, a waterfall feature, and three pools on the property during the period of significance. All but one of the fountains remain today. A small, sunken, concrete fountain was located north of, or along the north edge of, the present-day central roundabout fountain. This specific fountain no longer exists and appears to have been demolished during the early-1950s when Allen Park Drive was widened and realigned slightly north of its original location.

Existing Conditions - There were seven distinctive water features in Allen Park at the time of the 2021 field inventory. These include three fountains, three pools, and one waterfall.

Analysis - Very little evidence was discovered in terms of a comparative data from the historical period. A few of the larger water features, such as the central roundabout fountain and swimming pool, are minimally discernible in aerial images of the area. Among the few images available, one from ca. 1961 depicts much of the central roundabout fountain (see Figure 4-14) and one from ca. 1950 that partially depicts the small concrete fountain north of the Allen House (see Figure 4-15). Comparing the central fountain as shown in the ca. 1961 photo with its current condition (see Figure 4-16) indicates that the feature substantially retains its historical integrity. The only changes of note are that the tops

of two of the fountain "towers" have broken off, and an aspen tree once located in the southwest quadrant of the fountain has been removed. The small fountain north of the Allen House also substantially retains integrity with the primary change in the feature being limited to the loss of the metal fountain spout that projected upward from the center of the concrete pedestal in the middle of the fountain (see Figure 4-17 for the present-day comparative view).

The general lack of historical depictions of the other water features extant at Allen Park render a comparative analysis of their current and past condition all but impossible. As they existed during the 2021 field inventory, the remaining constructed water features exhibit deterioration of materials through cracking of cast concrete and concrete mortar, and none of them were functional, but they are all consistent in overall design with the period of significance.

SMALL-SCALE FEATURES

Historic Condition - Allen Park is replete with small-scale features, including fences, edging, gateways, bollards, benches, bird cages, monuments, pillars, and miscellaneous features. At its core, the property is an eclectic art park containing myriad small-scale art works of various types. In most cases, no evidence exists to determine which Allen Family member created a given feature, though records do indicate that at least some of the artworks were a joint effort between Mr. and Mrs. Allen—e.g., Mr. Allen would cut up ceramic tiles so that Mrs. Allen could use them in mosaic works.

Given the lack of a comprehensive record of all the small-scale features existing during the period of significance, it is impossible to provide a complete historical inventory; however, essentially all such features listed in the existing conditions inventory (see Appendix) appear to date of this period.



Figure 4-18. Ca. 1986 image of a light pillar located northwest of the Allen House.



Figure 4-19. 2021 comparative view depicting light pillar northwest of Allen House.



Figure 4-20. Ca. 1949 image of monument northeast of Allen House.

As such, that inventory should be taken as the baseline of small-scale features present during the period of significance with the understanding that other features may have been present but were removed prior to the end of the period.

Existing Conditions – Allen Park remains an eclectic art park replete with small-scale features, many of which incorporate artistic elements even if their primary purpose was utilitarian (e.g., light pillars with mosaic tile inlay). See Appendix for a complete inventory of small-scale features that were present at Allen Park during the 2021 site inspection.

Analysis – On the whole, there is no comprehensive historical data set available against which the modern manifestation of the majority of these small-scale features can be compared. A few of these features have been captured in the historic site photographs, but most have not. Thus, the analysis presented

here addresses these features collectively by category, except in a few cases where historical images are available. The analysis is based on the presence or absence of physical evidence indicating changes since the end of the period of significance.

ARTWORKS – LIGHT PILLARS

The only notable change to the light pillars is that the lamp fixtures themselves, though not the connecting armature, has been removed (see Figure 4-18 and Figure 4-19 for a comparison of one historical light pillar to its current condition). Ten of these pillars include either incised or tile mosaic art in the form of text or images of animals, plants, or people, and, as such, they are considered artworks as much as they are light installations.

ARTWORKS – MONUMENTS

These unique artworks consist of vertically positioned cast concrete panels with various



Figure 4-21. 2021 comparative view of monument northeast of Allen House.

tile mosaic patterns depicting images and phrases. While they show signs of limited deterioration due to weathering, they remain substantially intact. All extant monuments are believed to have been constructed during the period of significance, though no specific documentation of such exists for these features. A few of the monuments have become partially buried at their bases (see Figure 4-20 and Figure 4-21 for an example) due to such factors as the build-up of the driveway/road, sediment accumulation, or accumulation of vegetation and a thick duff layer.

ARTWORKS – OTHER

Several unique art pieces are present at Allen Park. These features include the sundial in the front yard of the Allen House, two small dome-like features constructed of mortared river cobbles, a small number of singular masonry pillars, and the remains of cast concrete animal

sculpture near the swimming pool. Of these features, historical photographs used in a comparative analysis only depict the sundial (see Figure 4-22) and one of the two dome-like features (see Figure 4-24). Present day views of these two features (see Figure 4-23 and Figure 4-25) suggest they retain a high degree of historical integrity. The half-dome feature appears partially buried due to the built up paving that has raised the elevation of Allen Park Drive since 1950. No historical images of the second dome feature or the singular masonry pillars have been located; however, they are presumed from their current condition to have been constructed during the historical period and to retain reasonable integrity of location, design, materials, workmanship, setting, feeling, and association. All the other artworks currently present on the property are considered contributing features to the significance of the overall historical landscape.



Figure 4-22. Ca. 1950 photo of Allen Park with the sundial in front of the Allen House.



Figure 4-23. 2021 comparative photo of sundial.



Figure 4-24. Photo from ca. 1932 newspaper article showing half-dome feature.



Figure 4-25. 2021 comparative photo of half-dome feature.

FENCES

A small number of historical fences are extant at Allen Park. The predominant fencing on the property is a modern chain link fence installed during or after 2019 along the perimeter of the driveway to limit access to the buildings and structures on the property.

Very little comparative information is available for historical fence features. The only historical images depicting fences on the property date to the late-1930s and mid-1940s.⁵ In all cases, the fences depicted in the photographs have been removed. At the fence shown in the 1939 image of the Ye Olde George Albert apartments, is similar in style to the current fence present at that location and constructed of the same materials but differs in design. It is unclear when the current fence was installed. At the 1384-1386 East duplex, the wooden pole fence depicted in a ca. 1948 image of the building is no longer present, but a series

of mortared stone post footings arranged in a line with equal spacing stands at the former location of the fence. These footings are not visible in the 1948 image, thereby suggesting a second fence was built at this location after 1948 but removed sometime thereafter. The only other fence depicted in photographs of the property was located near one of the light pillars northwest of the Allen House (see Figure 4-18 for the historical fence and Figure 4-19 for a modern comparative view of the location). The fence appears in a 1986 photograph. No earlier images of the fence are available; thus it is unclear when it was constructed. This fence is no longer present.

The historical fence segments still present on the property are presumed due to a lack of evidence of physical alteration to retain integrity of location, design, materials, workmanship, setting, feeling, and association and contribute to the overall significance of the Allen Park landscape.

EDGING

Allen Park contains a large number and variety of edging materials including loose and mortared brick and stone, concrete, and composites of these materials. Edging usually appears in more manicured spaces, such as along the fronts of houses to define foundation planting beds, along driveway or pathway edges as a curb, and in some instances to define a trail. All the extant edging features on the property are presumed to date to the period of significance due to their material types, manners of construction, and level of deterioration. Edging rarely appears in historic photographs. One of the rare examples of historical documentation of edging at the site can be seen near the porches in of the 1434 -1436 East cottage shown in Figure 4-26. A comparison with current site conditions indicates this edging remains substantially intact and without notable alteration of design, materials, or workmanship. The same can be said for the overall collection of edging features at Allen Park. Some are more deteriorated than others, and some have become partially buried through build-up of the driveway/road, sediment accumulation, or accumulation of vegetation and a thick duff layer.

GATEWAYS

This report defines gateways as vertical features delineating openings in walls or over/across pathways. All the extant gateway features on the property are presumed to date to the period of significance due to their material types, manners of construction, and level of deterioration. Gateways rarely appear in photographs. One of the rare examples of historical documentation of a gateway is shown in Figure 4-18 (to the left of the light pillar). Another is shown in a ca. 1944 photograph of the 1414-1416 East cottage. In this image (see Figure 4-26), a pair of formed concrete pillars are visible in the porch area of the western entrance and a pair of large urns near the

eastern entrance. It is unclear whether or not the urns were cemented in place however their placement and symmetry indicate their use as a finial to the columns flanking the stairs. A comparative analysis shows that the urns of the eastern gateway are no longer present, and the concrete caps of the pillars at the western gateway were replaced with finials of a different form. It is unclear exactly when the urns were removed and the western toppers were changed.

BOLLARDS

Located along the edges of the central driveway are several vertical elements identified as bollards. These features do appear in available photographs of the property. Given the material types, manners of construction, – which are similar to features of known historical age—and level of deterioration, all of the bollards may date to the period of significance. There is no evidence that any of the extant bollards has been relocated or otherwise altered outside the period of significance.

BENCHES

The study area contains numerous benches, which are typically located in and around points of interest. In some places they appear in multiples, like the previously discussed 'living room' space, and in other places they are singularly placed. Many of the benches are visible in historical photographs. The benches appear to have been constructed of wood and were, therefore, portable and somewhat temporary in nature. As such, it is not surprising that such features are no longer found at the locations depicted. Among the benches that do appear in historical images are two shown in Figure 4-18 and Figure 4-19. The only other benches depicted in historical images were a pair of stone and/or concrete slab benches flanking the entry pathway to the Allen House (see Figure 4-27). These benches are no longer present at this location, and it remains unclear



Figure 4-26. Ca. 1944 photo of the 1414-1416 East apartment with its gateway features.

⁵ These images depict fences in front of the Ye Olde George Albert apartments and the cottage at 1384-1386 East and along the side yards of the cottages at 1414-1416 East and 1431 East.

whether they were removed from the property or moved to other locations at the site.

Given the general lack of photographic or other documentation of specific bench features during the historical period, it is not possible to provide a detailed comparative analysis of most of the extant benches. That said, the material types, manners of construction, and level of deterioration suggest the benches may date to the period of significance.

BIRD CAGES

Allen Park contains several bird cages. Although the form, structure, materials, and articulation of these differ, they are all constructed as permanent landscape features that have a sculptural quality. Only one of the extant cages is visible in images from the period of significance, and it is only minimally distinguishable due to its unique ornamented cap. The historical record of Allen Park includes documentation for the use of the property as an aviary, the bird cages currently present at the site were constructed during the period of significance. Physical evidence at each of the extant cages suggests that they likely have not been altered in any notable way since the end of the period of significance. However, the bird cages have suffered varying degrees of deterioration due to weathering.

FIREPLACES

Allen Park contains several fire-specific features including outdoor fireplaces as well as simple fire rings. These fire-specific features are not discernable in photographs. The historical record does not suggest any fireplace features were constructed after Dr. Allen's death (i.e., after the end of the period of significance). No information is available regarding whether any such features were present when the Allens acquired the property in 1931. Given the material types, manners of construction, and level of deterioration visible in the extant

fireplaces, it appears those that are still present all date to the period of significance and have not been altered since then. As such, these features would be considered contributing elements of the overall cultural landscape.

COMPOSITE FEATURES

A single composite feature has been defined for Allen Park. This is the "dining room" feature east of the Allen House. It is composed of a stone wall perimeter with an integrated masonry fireplace on the south side and built-in stone dining table at north side. No historical photographs of this feature have yet been located. The nature of the feature's construction is consistent with that of other features at the site known to date to the historical period. Thus, it seems likely this feature dates to the period of significance and was an integral part of the property's function as a rustic estate merging indoor and outdoor spaces.

SUMMARY OF COMPARATIVE ANALYSIS

The Allen Park cultural landscape as it existed during the 2021 site inventory exhibits a high degree of continuity with the period of significance. Though some individual features have deteriorated due to weathering and others have been removed, the collection of features that remain continue to convey the eclectic art park design and feeling established during the period of significance. The major buildings and structures, constructed water features, and small-scale features, as well as the key elements of the site's spatial organization, cluster arrangements, circulation features and patterns, topography, and natural systems, all remain substantially intact.



Figure 4-27. Ca. 1937 photo of the Allen House with its associated benches.

PART II
CHAPTER 5 - TREATMENT

This chapter discusses treatment and management recommendations – as defined by *A Guide to Cultural Landscapes* – to preserve the historic integrity of the park and its contributing resources by outlining a preservation strategy for long-term management of the site based on its significance, existing conditions, and use. The treatment recommendation for Allen Park is Rehabilitation. This treatment will allow for preservation of contributing historic resources as well as adaptation of certain buildings and landscape areas to accommodate the proposed re-use of the park.

Treatment guidelines and recommendations were developed in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (1996) and *NPS Director's Order-28: Cultural Resource Management Guideline* (1998).

MANAGEMENT GOALS

This project was undertaken by Salt Lake City Corporation, managed by its Public Lands Department, and supported by the City's Planning and Engineering divisions of the Department of Community and Neighborhoods and Public Services in an effort to identify and document cultural landscape resources in Allen Park. Allen Park was previously a private estate and was acquired by Salt Lake City in 2019. The city has established the following management goals for Allen Park:

- Explore designation of Allen Park as a local and national landmark site.

- Retain the resources that contribute to the historical significance of the Allen Park Study Area.
- Preserve historic buildings in order of priority as funding becomes available.
- Adapt portions of the previously private residential site to use as a public park within the framework of preservation and appropriate rehabilitation.
- Determine which locations in the study area may need additional protection or designation as limited access.
- Enhance pedestrian access and connectivity to and through the site.
- Develop options for future on-site accessible parking and limited vehicle access.
- Communicate the significance of individual resources and establish guidelines for ongoing maintenance of these resources for Parks Maintenance Staff, HLC, and Preservation Staff.

PRESERVATION PHILOSOPHY & TREATMENT APPROACH

PRIMARY TREATMENT

The primary treatment recommended for Allen Park is Rehabilitation.

Rehabilitation: *Improves the utility or function of a cultural landscape, through repair or alteration, to make possible an efficient compatible use while preserving those portions or features that are important in defining its significance.*¹ Allen Park has been at least partially open to some level of public use as a park-like space, aviary, and multi-family housing complex – the Rehabilitation treatment option allows for the adaptive re-use of Allen

Park as a public park and art environment while preserving the historic resources that contribute to its historical significance. The following section details the Secretary of the Interior's Standards for Rehabilitation.

STANDARDS FOR REHABILITATION

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new material will match the old in composition, design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will

- be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 10. New additions or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

TREATMENT APPROACH

In addition to the Secretary of the Interior's Standards for Rehabilitation, the subsequent treatment recommendations are also based on the following evaluation process set forth by the National Park Service in *A Guide to Cultural Landscapes* which includes the following steps:

- Identify, retain, and preserve: These are the essential actions necessary to maintain the integrity of a historic landscape. Allen Park's contributing features are documented in the inventory.
- Protect and maintain: These are the actions that should be undertaken to protect and maintain the identified contributing features.
- Repair: When the contributing features are in poor condition, repair is recommended.
- Replace: If a feature's condition has deteriorated to the point that repair is not possible, then replacement, usually in-kind, is recommended.
- Compatible alterations and additions: alterations and additions may be required for certain resources to ensure their continued use.

¹ National Park Service, NPS-28: CULTURAL RESOURCE MANAGEMENT GUIDELINE, June 11, 1998, 79, <https://irma.nps.gov/DataStore/DownloadFile/466037>

These same steps should be repeated throughout the planning, design, implementation, and maintenance processes and are key in the ongoing management and maintenance decisions beyond the scope of this CLR.

TREATMENT & MANAGEMENT

The following treatment and management framework is organized around the same landscape characteristics categories used in the previous chapters of this report. It includes a brief discussion of the category and contributing resources. It goes on to include a more in-depth discussion of specific treatment strategies recommended to support the overall Rehabilitation Treatment previously described, based on site-specific existing conditions, immediate needs, as well as the proposed use of the site, and specific considerations associated with accommodating future use and management of Allen Park and its historically contributing resources.

TREATMENT ZONES

The period of significance extends through two historic periods, the Allen Park Development Period and the Allen Stewardship Period. Different levels of care are represented in these two periods. In order to capture the entire period of significance and tell the complete story of Allen Park the site has been divided into three distinct zones for treatment purposes only. Treatment recommendations in this chapter recognize the complexity of the site and the nuance involved in understanding the different areas of the site. For that reason, the treatment zones have been introduced as a way to address that complexity. Certain treatment recommendations are only applicable to specific zones as they relate to the precedent set by their representative historical periods.

The subsequent treatment recommendations

are organized around three designated treatment zones that reflect the physical evolution of the site over time, create prioritization for stabilization and rehabilitation of structures, and offer three distinct approaches for ongoing maintenance of vegetation. Sub-zones address recommendations for limited access to certain areas.

Zone 1 – Lower Allen Park: The buildings and resources in this zone—particularly the Allen House and The Roost, and their immediate surroundings—are more closely associated with Dr. and Ruth Allen and their children and are generally more representative of the Allen Park Development Period. This zone is the highest priority for rehabilitation. The landscape maintenance in this zone should attempt to achieve a similar appearance to what would have been typical during the Allen Park Development Period.

Limited Access Areas: Within Zone 1 we have also identified two areas that should be considered for limited public access based on the density of contributing resources, potential safety concerns, and risk for vandalism:

- **Zone 1A – Allen House Landscape:** The area immediately in front of and behind the Allen House contains a high density of landscape features. The area behind the Allen House is visually hidden from much of the rest of the site, increasing the possibility of anti-social behavior and vandalism in these areas. For this reason, the city should consider limiting or controlling public access to this portion of the site.
- **Zone 1B – The Pool:** The original pool area also contains a high density of landscape features, including the original swimming pool. Even if this feature is rehabilitated in a way that removes the open water, this feature represents a potential safety concern for visitors to the site. Combined with the sensitivity and density of resources

in this area, the city should consider limiting or controlling public access to this area. The Pool was originally fenced, and remnants of the fence remain intact today. Controlling access to this area could be achieved by simply restoring and recreating missing portions of the original fence.

Zone 2 – Upper Allen Park: Most of the small homes located in this zone were used as rentals, a use that extended through the Allen Stewardship Period. If resources for this zone are limited, the city should prioritize stabilization and rehabilitation of the exterior of structures. The Allen Stewardship Period is associated with a lower level of maintenance compared to the early Allen Park Development Period resulting in a more wild-looking landscape representative of the unconventional culture that inhabited the site during this time. Ongoing landscape maintenance practices in this zone may be relaxed-making use of informal gardens of native and waterwise plantings-compared to Zone 1. Recommended treatment practices are addressed more specifically in the Vegetation section of this chapter.

Zone 3: The riparian and mountain brush plant associations have remained relatively unchanged throughout the entire period of significance. Funding for interventions and maintenance of this zone should focus on maintaining the ecological health of natural systems.

Additional recommendations based on these treatment zones are provided in the subsequent Buildings & Structures, Vegetation, and Small-Scale Features sections of this chapter.

NATURAL SYSTEMS AND FEATURES

The following recommendations revolve around preserving the Emigration Creek drainage as a contributing landscape

characteristic of the site. Given the complexity of this system and the potential for conflicts to arise between this resource and other resources on the site from natural occurrences such as erosion and flooding events, there is a need for further study to understand the hydrological function of the creek. Pending this research, further guidance may be necessary to resolve potential conflicts between future streambank restoration efforts and the preservation of certain resources near the waterway. As a general recommendation, managers should strive to find a balance between watershed needs and historic preservation.

Preserve Contributing Natural Systems and Features:

- Emigration Creek drainage.

Restore Contributing Natural Systems and Features:

- **Emigration Creek -** Based on preliminary observation and discussions with Salt Lake City staff, the streambanks of Emigration Creek require some restoration, which may involve regrading portions of the streambank, creating overflow/surcharge areas along the creek, and replacing the culvert along Allen Park Drive with a bridge.
- **A watershed scientist should be consulted,** and a stream study should be completed to understand the risks to and potential conflicts with historic resources.
 - Based on historical evidence, Emigration Creek has the potential to flood periodically which may pose a risk to adjacent historical resources.
 - While ultimately stream restoration efforts may reduce the risk of creek flooding and associated flood damage to historical resources, the streambank restoration efforts themselves may cause some potential conflicts with contributing

TREATMENT ZONES

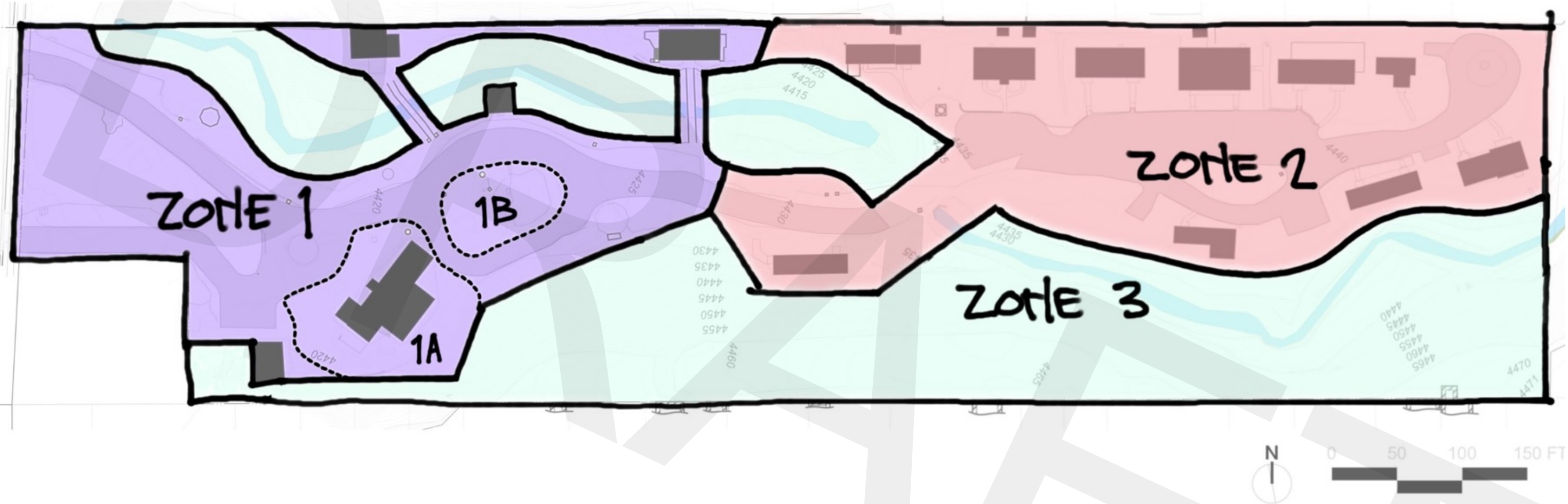


Figure 5-1. Treatment Zones

vegetation and buildings.

- Once fully understood, risks to historic resources from flooding and streambank alteration can be properly mitigated. Mitigation efforts should prioritize retaining resources in place and working around them wherever possible. If this is not possible, certain structures and small-scale features may be moved or elevated (preferably shifted away from the creek, but in relatively the same location/proximity wherever possible).
- While it does not change historic significance evaluations or treatment recommendations, it is worth noting that the following buildings are within the 25-foot area of the Emigration Creek riparian corridor and would not be permitted in those locations according to current city codes.
 - Building 3 - Boam House
 - Building 4 - Aviary
 - Building 5 - Ye Olde George Albert
 - Building 7 - 1387 Duplex
 - Building 10 - 1414 Duplex
 - Building 13 - 1424 Duplex
 - Building 15 - 1434 Duplex

SPATIAL ORGANIZATION

Allen Park is spatially divided into two distinctive spaces: an area north of Emigration Creek on the eastern half of the site and a large space south of the creek on the western half of the site (see Figure 2-9). These spaces are defined by building clusters and vegetation massing that define the vertical planes (walls) of the space, while the mature canopy of shade trees creates an implied overhead plane (ceiling). The northeastern part of the property retains the “village” character and overall spatial arrangement of buildings that existed during the period of significance.

Contributing Spatial Organization features to be preserved:

- Preserve the delineation of two primary spaces—upper Allen Park Drive and the entry sequence west of the Allen House.
 - Preserve the natural systems—the creek and general topography of the site.
 - Preserve the roadway circulation system.
 - Preserve the placement of contributing structures and small-scale stone wall features.
 - Preserve the placement of contributing vegetation.
- Preserve the composition of the entry sequence—the grassy area, to the terminating roundabout, to the fountain—to the Allen House.
 - Even though this area is relatively flat and open, it is not an appropriate location for parking, which would detract from the spatial organization.
- Preserve the perimeter stone wall around Allen House demarcating the private family space from the more public areas of the property.

Other Notes/Recommendations:

- Consider restoring the missing spatial definition around the pool area which is extant in a 2012 photo of the pool via restoration of the original fencing and vegetative hedge around the pool. See the Small-Scale Features - Fences section of this chapter.

LAND USE

During the period of significance, Allen Park was used as a private residential estate, a short and long-term residential rental property, a personal aviary, and a quasi-public recreation area. The proposed use of the site is as a public

park. Ensure all land use activities within the study area are compatible with the historic character of the contributing land use features as defined in this report.

Contributing Land Use features:

- Public green space
- Woodland (e.g., open creek channel with flowing water, dense tree canopy, unpaved landscape areas)
- Residential village cluster
- The Allen House and The Roost

CLUSTER ARRANGEMENT

Features in Allen Park are clustered around the central driveway and Emigration Creek, with the Allen House serving as the general central node of activity and organization. The Allen House, the Roost building, and the central roundabout fountain form a cluster. The village area in the northeastern part of the property forms a second cluster.

Preserve Contributing Cluster Arrangement features:

- Allen House, The Roost, and roundabout fountain central node
- Village collection of buildings

CIRCULATION

Circulation patterns and features of Allen Park are an integral part of the historic landscape. The circulation features of the site include three components: the central driveway/road, a paved pathway system accessing the various buildings branching off of the driveway, and an organic trail network between and behind buildings accessing the more naturalized areas of the site. It is clear from the arrangement of these features that care was taken in planning their placement and configuration to both accommodate and enhance the natural features of the site, and to highlight the artworks, water features, and buildings of the

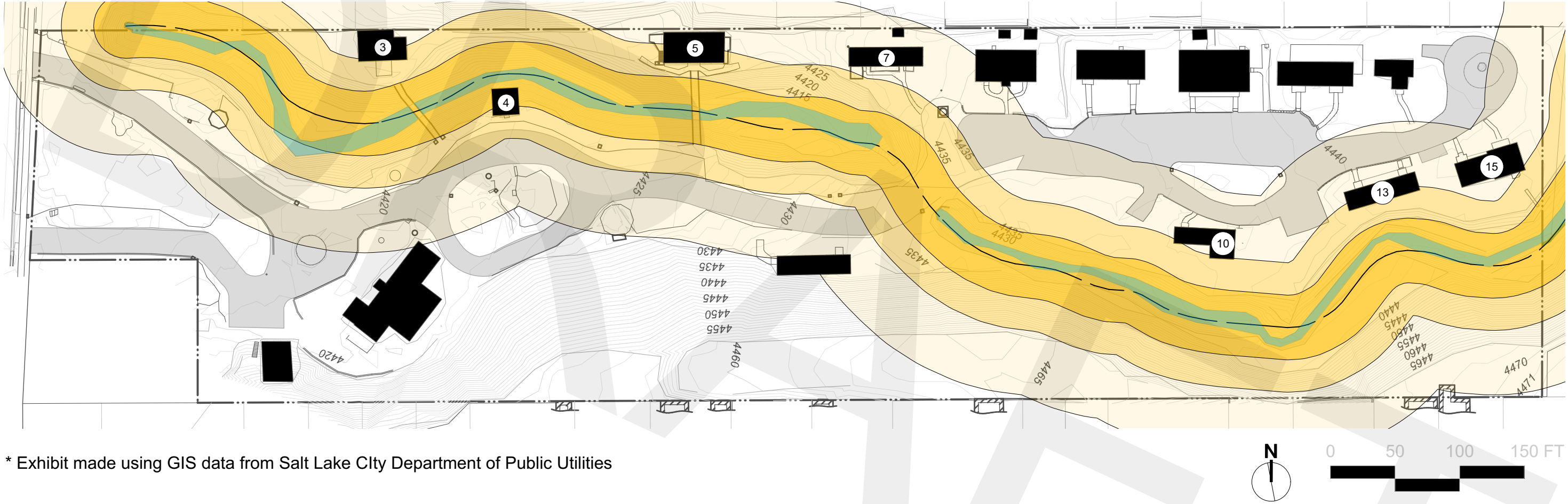
site. The following should be considered in terms of preserving, restoring, and otherwise altering the site circulation systems.

DRIVEWAY

The driveway is the dominant circulation feature at Allen Park. It connects the major cluster arrangements of the site, provides access to the village area, and highlights the Allen House central node of the property through the central roundabout feature.

- Retain the alignment of the existing driveway
 - Consider re-grading the driveway to restore the original elevation, restore buried landscape features, and mitigate ponding or localized flooding.
 - Clear debris and provide positive drainage away from small-scale historic resources.
- Some things to consider in terms of the driveway access through the site:
 - Having vehicular access through the site increases the possibility of vehicles damaging or destroying historic resources located along the edge of the driveway.
 - Prioritize pedestrian use of the driveway as the site’s primary pedestrian circulation route.
 - Allow visitors to access on foot only.
 - Limit vehicular access to ADA accessible and vehicles associated with the ongoing maintenance, management, and security of the site.
 - Possible ADA accessible and loading/unloading zones may be located directly north of The Roost and between buildings 1414/1416 and 1424/1425 on upper Allen Park Drive. Figure 5-5 illustrates the proposed locations of possible parking stalls.
 - Limit or control vehicular access on the

RIPARIAN ZONE



* Exhibit made using GIS data from Salt Lake City Department of Public Utilities

- Annual high water line (AHWL)
- Zone A: 0-25 ft from AHWL
- Zone B: 25-50 ft from AHWL
- Zone C: 50-100 ft from AHWL

Figure 5-2. Riparian Zone Overlay



Figure 5-3. July 2012 photo of pool area showing extant fence and vegetation creating a strong sense of vertical enclosure in the pool area.

driveway through the use of physical barriers at the access points such as gates that may be opened for ADA and management vehicular access.

- Explore alternatives to traditional vehicular access and parking for visitors to the site including providing bike parking, improvements to nearby transit stops, and off-site parking options.
- Reduce the width of the road wherever possible to provide clearance between the edge of the road surface and adjacent resources.
- Driveway Snow Removal: Consider the appropriate use of mechanical and chemical snow removal during the winter

months to minimize the potential for damage to the driveway and adjoining landscape resources. Snow/ice melt during winter months can damage historic concrete, stone, and mortar, as well as potentially impact vegetation. Mechanical snow removal (plow trucks, four-wheelers) may damage historical features that are located adjacent to the driveway should the driveway retain the current width.

- Do not use chemical snow/ice melt on or within ten feet of historic concrete, stone, or mortar. Consider the impacts of chemical snow/ice melt on adjoining vegetation.
- Reducing the width of the driveway will reduce the potential for conflicts

between snow removal and landscape resources.

- Plan for snow storage. Do not pile snow in areas that contain historic resources.
- Asphalt - Asphalt is found along the length of Allen Park Drive. In general, the asphalt is in poor condition with excessive cracking and is beyond the point of being able to be resurfaced. Historic resurfacing of the asphalt has increased the grade of the driveway to the point that it has subjected historic features along the driveway to the effects of negative drainage and the buildup of debris.
- The existing asphalt should be removed, and these areas should then be re-graded. Allen Park Drive should be repaved with asphalt using a chip seal to lengthen the lifespan of the asphalt. Edging the road with a concrete curb is an appropriate rehabilitation treatment and could be done to maintain a neat edge appearance and minimize spalling at the edges of the asphalt.

PATHWAYS

The paved pathways on the site exist mainly to access buildings from the driveway. However, they are also located along and between buildings, including two bridges over Emigration Creek to access the Boam House and the Ye Olde George Albert apartments. There are limited historical sources to compare to the current pathway conditions. Historically verified pathways include several that connect cottages in the village area to the driveway and the front entry of the Allen House to the central roundabout area.

The materials of a few of the pathways have deteriorated somewhat over time due to simple exposure to the elements.

- Preserve contributing pathways in terms of alignment, as well as original materials on

contributing surfaces.

- Preserve paved pathways connecting structures and programmed use areas to the central driveway
- Maintain the stream crossing access provided by the bridges on pathways to Boam House and Ye Olde George Albert apartments
- If converting buildings or spaces to public use, ADA accessibility will need to be provided to the greatest extent possible. Consider the following when providing ADA accessibility to portions of the site:
 - Where material surfaces on pathways are failing and need to be replaced, replacement surfaces should be compatible with historic materials.
 - When replacing material surfaces on pathways preserve the general alignment of the pathway.
 - Where additional pathways may need to be introduced to create ADA accessible routes to structures and public spaces, they should be unobtrusively integrated into the existing landscape and should not adversely impact historic resources.
- Pathway Snow Removal: Mechanical snow removal (shoveling) and chemical snow/ice melt may cause damage to surfaces - the tile mosaics are particularly susceptible to this.
 - The use of snowblowers should be the primary method of snow removal on pathways and other non-driveway surfaces throughout the site.
 - Do not use any kind of chemical snow removal on historic concrete, mortar, stone, or mosaic surfaces.

TRAILS

Despite the uncertainty of whether the trails originated during the periods of significance, it is likely that some form of natural trail system existed on the Allen Park site as early as 1847,

and that both paved and social trails were part of the circulation network on the site throughout the period of significance. Our recommendation is to preserve as much of the existing trail system as possible, especially any routes that may be advantageous in accommodating the proposed rehabilitation of the park.

- When considering the creation of new unpaved trail networks throughout the site, siting and alignment should avoid impacts on historic resources.
- Consider utilizing existing paved and social trails wherever possible to minimize the establishment of historically incompatible circulation routes.
- Figure 5-5 illustrates a possible new trail connection that utilizes a portion of the former Kennedy Ditch grade and traverses the north-facing hillside on the south portion of the site. This alignment would not conflict with historical resources, while also allowing for interpretation options for the Kennedy Ditch, and the mountain brush plant association. This new trail connection would also meet the city's goals of providing better pedestrian connectivity to and through the site, in a way that is consistent with the original intent of the Allens to provide opportunities for observing nature and natural systems at the park.

PAVING

Site paving consists of site concrete including some inlaid mosaics, site pavers, and asphalt paving. In general, inspect site paving to ensure that these areas have positive drainage and are clear from debris, and are in relatively good stable condition. Consider the appropriate level of repair and or replacement for any uneven surfaces, that present a walking hazard, or are not compliant with ADA accessibility (does not apply to historic stairs which should be preserved).

- Site Concrete – Concrete paving on the site is mainly present in walkways between the roads and various buildings on the site and around the periphery of buildings. See previous notes about the preservation and maintenance of site paving as these same principles apply to concrete. Preserve and maintain site concrete for as long as possible by ensuring positive drainage, removing debris regularly, keeping concrete surfaces clean, and avoiding the use of chemical ice melts. Special care should be taken to preserve concrete that has unique etchings such as names, symbols, and division lines. Where necessary repair concrete prior to replacement. For general maintenance or when repair or replacement is necessary see NPS Preservation Brief 15: Preservation of Historic Concrete for the maintenance and repair of historic concrete.
- Tile Mosaics and Inlays – Some portions of concrete include tile mosaics or other inlays, and some portions of concrete have original inscriptions in them from when they were originally cast. These features should be prioritized for preservation and ongoing maintenance, and extra effort should be taken in terms of maintenance and repair of these features. See NPS Preservation Brief 40: Preserving Historic Ceramic Tile Floors.
- Pavers – Various types of unit paving exist throughout the site. The treatment approach for these is consistent with other types of paving; maintain positive drainage away from these surfaces, and keep them clean and free from debris. The maintenance of these types of paving areas is easier than solid paving because any damaged portions can be replaced without having to replace the entire paving area. Any areas experiencing settling can be pulled out, the base-course leveled as needed and the unit paving reinstalled. Landscape stepping stones should be

approached with a similar methodology, and may periodically need to be pulled up and re-set as they tend to become buried by surrounding vegetation/turf-grass.

TOPOGRAPHY

The topography of the Allen Park property is the foundational canvas upon which the Allens' vision was manifest. Rather than bend the topography to their vision, the Allens allowed it to shape the configuration of the property. The steep slopes of the broader Emigration Creek drainage served not only to form the property boundary but also allowed for the preservation of natural vegetation and the introduction of supplemental vegetation to screen the property from surrounding development and enhance the rustic and natural feeling of the estate. Meanwhile, the gentle incline downward of the parcel allowed for the creation of an "upper" village area and "lower" Allen House area that reflected different activity loci and offered different settings, feelings, and associations to those areas in a very natural and subtle way.

Preserve Contributing topographic features:

- Deep Emigration Creek channel
- Kennedy Irrigation Ditch grade
- Steep north and south property boundary slopes/hillsides
- Gently sloping property with declining elevation from east to west

Other topographic notes/considerations:

- In certain areas steep grades are contributing to erosion conditions, resulting in degradation of existing vegetation, and creating potential hazards to some historical resources. These erosion issues may be sensitively addressed by providing the following interventions:
 - In areas where slopes are below 30% grade and where erosion is present,

prioritize re-vegetation methods including: re-seeding combined with the use of erosion control blankets or manufactured wattles, soil stabilizers and/or tackifiers and/or bioengineering methods including live stakes, willow fences, brush layers, and/or live-slope grating.

- Areas over 30% are more susceptible to erosion and should be closely monitored for erosion control.
- When necessary, compatible retaining wall construction methods include smaller stacked stone walls, mortared stone walls, concrete walls, and/or timber walls, as these types of walls already appear on the site in other places. New interventions should be compatible without creating false historicity.

VEGETATION

Allen Park contains several distinct plant communities, including the indigenous Riparian and Foothill plant associations. These, as well as the trees and cultivated planting areas added during the period of significance, are all contributing to the historical integrity of the landscape. The priority from a treatment and management perspective is to preserve the existing vegetation, while selectively removing and controlling for non-native species and restoring the condition of landscape areas that were originally manicured. The treatment zones should act as a guide to determining treatment and management for the vegetation in each zone.

TREATMENT ZONES

- Zone 1: Interpret vegetation to reflect the Allen Development Period by implementing a higher level of care for the vegetation in this zone including trimmed lawn areas and manicured shrub/perennial borders.
- Zone 2: Interpret vegetation to reflect the Allen Stewardship Period, including

maintaining the naturalized oriental poppies. The level of care this interpretation requires is less than that of Zone 1.

- Zone 3: Retain native plant associations and manage vegetation to minimize invasive species. Non-native vegetation should not be purposefully introduced, and any volunteer starts of non-native vegetation should be removed. The Urban Forestry Division of the Salt Lake City Public Lands Department should be consulted for decisions concerning tree pruning and/or removal.

Preserve Contributing Vegetation:

- Preserve native mountain brush association plants on north-facing slopes (Zone 3).
- Preserve native riparian association plants along the streambank (Zone 3).
- Preserve established trees including maple (*Acer platanoides*), American elm (*Ulmus americana*), sycamore (*Platanus occidentalis*), Colorado spruce (*Picea pungens*), mulberry (*Morus alba*), black walnut (*Juglans nigra*), ash (*Fraxinus pennsylvanica*), and northern catalpa (*Catalpa speciosa*), ginkgo (*Ginkgo biloba*) located around buildings and along the driveway. (All Zones)
- Preserve established shrubs including roses (*Rosa* sp.), lilac (*Syringa vulgaris*), Oregon grape (*Mahonia aquifolium compactum*), juniper (*Juniperus* sp.), honeysuckle (*Lonicera* sp.) used as foundation plantings and placed as accents or focal points throughout the manicured landscape areas. (All Zones)
- Rehabilitate herbaceous borders (Zones 1 & 2) including existing iris (*Iris germanica*), daylily (*Hemerocallis* sp.), bleeding heart (*Dicentra spectabilis*), lamb's ear (*Stachys byzantine*), peony (*Paeonia* sp.), oriental poppy (*Papaver orientale*), grape hyacinth (*Muscari* sp.) and black-eyed Susan (*Rudbeckia hirta*) generally located in edged planting beds in the

fronts of buildings and along walkways. These will require cultivation and ongoing management including:

- Re-definition of shrub bed edges through shovel-cut edges or the use of stone or brick borders compatible with borders already appearing in other places on the site;
- Ongoing management of these areas will need to include integrated pest management, annual mulching, invasive species and weed removal and periodic division of perennial plants.

- Consider adding hollyhocks (*Alcea* sp.) to the front of the Allen House. (Zone 1)
- Restore the vegetative hedge around the perimeter of the pool area. See the Spatial Organization section of this chapter. (Zone 1)
- Restore manicured turf-grass lawn spaces in the entry grassy area, the front of the Allen House, the pool area, the dining circle, and along the fronts of the buildings in upper Allen Park Drive. Use of waterwise or drought tolerant turf is appropriate. (Zones 1 & 2)
- Consider installing transitional, water-wise meadow lawns to former lawn areas in upper Allen Park Drive (Zone 2) using species from the city's plant list and hydrozone schedule to mimic the height, texture, and openness of traditional lawn, while also providing a more gradual transition to the native areas of the site, and to minimize the amount of water and maintenance required. Meadow lawn might consist of a mixture of native, drought-tolerant, and low-growing turf-type grasses that can be mown during establishment or as needed for weed management, but otherwise left unmown.

Remove/Control Non-Contributing and Invasive Vegetation:

- The Allens may have intentionally planted a number of vegetative species that are now considered to be invasive, and if left unchecked will overwhelm the site. In order to maintain the vegetative composition originally intended by the Allens, certain species need to be managed including the following considerations:
- Remove invasive tree species from native riparian and mountain brush plant associations. Specifically, tree of heaven (*Ailanthus* sp), Siberian elm (*Ulmus pumila*), and Russian olive (*Eleagnus angustifolia*) should be removed from native plant associations. (Zone 3)
- Retain all mature tree species including Black Locust (*Robinia pseudoacacia*). Remove new saplings of invasive species. (All Zones)
- Thin and manage the yellow Oregon trail roses (*Rosa* 'Harison's Yellow'). In certain areas of the site, these roses have spread beyond the original areas where they were intended and are obscuring structures, pathways, and other small-scale features. Once contained, these species should be managed similar to other prolific non-native species. (All Zones)
- Manage and control herbaceous weeds throughout the property, particularly in native areas and along stream banks. (All Zones)

Other vegetation treatment and management considerations:

- To support cultivated vegetation zones, as well as the efficient use of water, consider installing a new irrigation system, including drip irrigation to planting beds. (Zones 1 & 2)
- Management of native riparian vegetation should be coordinated with stream restoration efforts. (Zone 3)



Figure 5-4. Ruth Allen standing behind the hollyhocks in front of the Allen House.

- Establish a tree succession plan and update it every ten years for cultivated areas to maintain the massing, form, scale, and texture of the tree canopy in these areas. A list of appropriate new trees for these areas is included in Appendix C. (All Zones, should be zone-specific).

BUILDINGS AND STRUCTURES

Allen Park contains a collection of historic buildings and structures from the period of significance that contribute to the historical integrity of the landscape. The combined collection of extant buildings and structures of Allen Park is critical to conveying the historical uses of the property and the village feeling of the period of significance.

TREATMENT ZONES

- Zone 1: While all the buildings and structures on site should be stabilized to ensure no remaining features are lost, buildings in Zone 1, particularly the Allen House should be prioritized for rehabilitation.
- Zone 2: Interpret buildings to the Allen Stewardship Period. The focus of treatment for buildings in this zone should be to ensure the retention of the remaining buildings.
- Zone 3: N/A

All buildings on site should be retained and rehabilitated to accommodate new uses. Preserving the exterior and location of these buildings is paramount as they are contributing to the character of the landscape as a whole. All buildings on site should be retained and rehabilitated to accommodate new uses. Buildings may need to be shifted and/or elevated to ensure their retention. This treatment would be consistent with adaptive reuse and would not compromise the integrity of these features. The buildings have been listed in order of prioritization.

Rehabilitation of Contributing Buildings and Structures:

- Allen House (Ye Olde Logge House; 1328 East) (Zone 1)
- The Roost (1318-1322 East) (Zone 1)
- Thomas Boam House (1343-1345 East) (Zone 1)

- Ye Olde George Albert (1371-1377 East) (Zone 1)
- 1387-1389 East (Zone 2)
- Ethylene (1431 East) (Zone 2)
- The Mary Rose (1401-1403 East) (Zone 2)
- The Roberta (1411-1413 East) (Zone 2)
- The Sally Ann (1417-1419 East) (Zone 2)
- 1414-1416 East (Zone 2)
- 1423-1425 East (Zone 2)
- 1424-1426 East (Zone 2)
- 1434-1436 East (Zone 2)
- 1384-1386 East (Zone 2)

Other Buildings and Structures Notes and Recommendations:

- Consider rehabilitation of the remnant turret of the former Peacock building near the northwest entrance to the site for use as an accessory landscape structure (gazebo). The remaining structure consists of unreinforced masonry which is beginning to fail. The masonry could be—repointed using NPS Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings as a guide to restoring its structural integrity—and reinforced to minimize hazards associated with its re-use as an accessory landscape structure. (Zone 1)
- The bridge to the Boam House is in such poor condition that it is beyond restoration. Consider reconstructing the bridge using the same style and materials, which may be matched based on historical photographs. At the same time, this bridge could be made ADA accessible. (Zone 1)
- The wishing well has been determined to be non-contributing to the site. Based on its status, deteriorated condition, and the hazard that an open well poses at the site, we recommend that this feature should be removed. (Zone 2)

VIEWS & VISTAS

- Preserve the view of the Allen House as part of the entry sequence.

CONSTRUCTED WATER FEATURES

One of Allen Park’s most notable characteristics is its large number of unique water features. These water features were a prominent and central defining characteristic of the landscape, and where possible/feasible the structural stability of these features should be considered a high priority for restoration. Particularly the central roundabout fountain which is distinctive in its design. Evaluate the feasibility of restoring the fountains functionality as water features.

- Consult a fountain specialist for the best way to restore these water features while preserving their historical integrity.
- Wherever possible the original materials should be restored in place.
- Where necessary certain components may need to be disassembled and re-assembled, while others may need to be replaced or restored based on historical evidence.
- If desired, misters may be incorporated into constructed water features.

Restore Contributing Water Features:

- Central roundabout fountain – Based on its prominent location (set in front of the Allen House and center of the terminus of the entry sequence) and design, this water feature is perhaps the most important water feature on the site and is a high-priority for restoration. The concrete lining of the fountain has been compromised, and most likely the plumbing of the fountain will need to be replaced (based on the assumption of age and construction). Restoration efforts should focus on repairing the stone fountain basin in place, as well as careful restoration of the unique tiered fountain toppers.
- Small fountain north of Allen House – This fountain requires the lining’s stability to be restored. The missing spout in the center of the fountain will need to be recreated based on historical evidence. Most likely the

- plumbing will need to be replaced.
- Birdbath west of Allen House – This feature requires some minor restoration.
- Waterfall – Located on the southeast side of the Allen House, on the hillside, this feature is in a less visible location. If feasible this feature could be restored as a functional waterfall feature. If not, the remaining infrastructure of the waterfall should be preserved in place and maintained using the same approach that is prescribed for other site masonry/rock features.

Rehabilitate Other Water Features:

- Swimming pool – Based on the proposed re-use of the site as a public park, the restoration of the swimming pool as a swimming pool is not practical for safety reasons. The structure/lining of the pool is also severely compromised beyond the point of restoration. However, the form, scale, and design make it a significant and character-defining design element in the landscape as a whole. For this reason, the rehabilitation of the pool in a way that preserves its original design intent should be a high priority on the site. We recommend the pool be rehabilitated as a rain garden with low-growing plants that could be incorporated into the rainwater management on site.
- Grassy area pool & rock pool – The grassy area pool and rock pools located along the entry driveway loop have deteriorated past the point of being able to be restored as concrete-lined pools. While in a highly visible location, these pools appear to be less significant in terms of their contribution to the landscape as a whole. Because of these two factors, there is more flexibility in terms of the treatment of these features. Consider rehabilitating these features as rain gardens with low-growing plants.
- Kennedy Ditch – The Kennedy Ditch remnant should be retained.

SMALL-SCALE FEATURES

Allen Park is replete with contributing small-scale features, including artworks, light pillars, monuments, fences, walls, edging, gateways, bollards, benches, bird cages, pavement, and miscellaneous features. In general, these features require preservation or minor restoration. Others are more deteriorated. The following identifies more specific treatment strategies by type of small-scale feature:

TREATMENT ZONES

- Zone 1: While all the small-scale features on-site should be stabilized to ensure no remaining features are lost, features in Zone 1 should be prioritized for rehabilitation.
- Zone 2: The initial focus of treatment for small-scale features in this zone should be to ensure the retention of the remaining features.
- Zone 3: N/A

LIGHT PILLARS

- Collectively, the light pillars found throughout Allen Park are in relatively good condition. Photographic evidence shows that these pillars were originally lighted. Additionally, these photos give us a good idea of the material and design of the original lamps that are now missing. Consider restoration of the lighted pillars, including running new electrical to each column and re-wiring each column. New luminaries that are dark-sky compliant may be recreated using historic photographs.
- Inspect pillars for structural stability (leaning) and consult a structural and/or soils engineer and contractor for the best method for correcting any leaning pillars when necessary.
- Inspect each pillar annually for damage and degradation and maintain as needed including the following:
 - Clear any accumulated debris from the

base of each feature.

- Ensure that features have positive drainage away from the base of the pillar.
- Where mortar on columns is damaged or missing, clean and repoint masonry as needed. See NPS Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.
- When cleaning is deemed necessary see NPS Preservation Brief 1: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.

MONUMENTS

- Preserve and restore monuments.
- A few of the monuments have become partially buried at their bases (see Figure 3-30 for examples). Clear soil and debris from the bases of monuments, as well as adjust localized grading to provide positive drainage away from these features.
- Inspect each monument annually for damage and degradation and maintain as needed including the following:
 - Clear any accumulated debris from the base of each feature.
 - Ensure that features have positive drainage. Moisture is the greatest threat to these features.
 - Where mortar on columns is damaged or missing clean and repoint masonry as needed. See NPS Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.
 - See NPS Preservation Brief 15: Preservation of Historic Concrete for the maintenance and repair of the concrete portion of monuments.
 - See NPS Preservation Brief 40: Preserving Historic Ceramic Tile Floors for information that might also be relevant to preserving the delicate tile mosaics included on most of the monuments. This information will most likely need to be adapted since the mosaic works at Allen

Park are outdoors.

- Consider covering monuments during the winter wherever possible.
- Note: During one of our initial site walk-throughs, the consultants noted boxes of historic tile in the basement of the Allen House. These appear to be leftover raw materials from the creation of the mosaics. This tile should be stored somewhere so that these pieces can be utilized to make future repairs to mosaics.

FENCES

- The modern chain-link fence, while non-contributing, is useful as a temporary barrier to protect historic resources and keep the public out of certain areas of the park while rehabilitation work is ongoing. The ultimate goal is to remove all of the modern chain-link fencing from the site, but this should be coordinated with the timing of rehabilitation efforts and the readiness of the site to be fully open to the public.
- Restore the portion of the fence that is remaining on the north side of the swimming pool area using photographic/historical evidence to re-create missing portions of the fence to enclose the entire perimeter of this space. The small-scale features in this space are particularly dense and appear to be more susceptible to potential damage from uncontrolled access to the site. Restoration of the perimeter fence would also limit access to the swimming pool which is a safety concern.
- Consider installing a new, visually open, compatible fence less than 4' in height between the west-side of the wall in front of the Allen House, connecting over to the Roost building, and then some portion of wall along the hillside south-east of the Allen house, connecting back to the north-west corner of the Allen House.
 - The purpose of this would be to limit access along the east side of the Allen

House because of the abundance of features in this area and the potential safety and vandalism concerns due to the low visibility of this space. CPTED principles should be employed to mitigate security risks when access decisions are made.

- New fencing should be unobtrusive and comply with the conditions outlined in the Secretary of the Interior's Standards for Rehabilitation and the Compatible Alterations and Additions section of the chapter.
- If limiting access to Emigration Creek is needed due to safety concerns that the creek and the limited visibility create, then it would be appropriate to have some unobtrusive, limited segments of fencing connecting between the stream crossing and between the backs of the buildings along the south side of Allen Park Drive. This fencing would be set far enough back from the main thoroughfare that it would not negatively impact the historic integrity of the site.
- If it is necessary/desirable to alter the existing perimeter fence the alterations or replacement fence must be unobtrusive and compatible with the Secretary of the Interior's Standards for Rehabilitation.
- New fences should be visually unobtrusive and should be compatible with the Compatible Additions and Alterations section of this chapter.
- Masonry (stone walls, gateway features, freestanding columns, and stone fence columns)
- In general, the masonry throughout the site is in good condition and should be preserved.
- Ensure that all masonry features have positive drainage away from them
- Clear debris from the base of site masonry and maintain debris removal regularly
- Inspect mortared masonry for missing and/or damaged mortar and or masonry/stone

and repair as needed. See NPS Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.

- Inspect dry-stacked stone for missing stones and repair as needed.
- Inspect concrete walls for damage, maintain and repair as needed. See NPS Preservation Brief 15: Preservation of Historic Concrete for the maintenance and repair of the concrete portion of monuments.

BENCHES

- A few of the benches have become partially buried at their bases due to the build-up of the driveway/road, sediment accumulation, or accumulation of vegetation and a thick duff layer. Immediate attention is required to clear soil and debris from the bases of benches as well as to adjust localized grading to provide positive drainage away from these features.
- Inspect each bench annually for damage and degradation and maintain as needed using the following guidelines.
 - Benches closer to the main thoroughfare are more at risk and may require more frequent monitoring.
 - Mosaic benches are the most at risk and may require more frequent monitoring.
 - Clear any accumulated debris from the base of each feature.
 - Ensure that features have positive drainage.
 - See NPS Preservation Brief 15: Preservation of Historic Concrete for the maintenance and repair of the concrete portion of benches.

- See NPS Preservation Brief 40: Preserving Historic Ceramic Tile Floors for information that might also be relevant to preserving the delicate tile mosaics included on many of the benches. This information will most likely need to be adapted since the mosaic works at Allen Park are outdoors.

- If additional benches are desired those benches should be compatible with the Compatible Additions and Alterations section of this chapter.

BIRD CAGES

- Preserve any remaining bird cages at Allen Park, as these are unique contributing features to the landscape and are a high priority for preservation and restoration.
- Because the condition, form, structure, materials, and articulation of these features vary between each feature, the need and level of restoration of each bird cage must be approached on an individual case-by-case basis. In general, consider the following:
 - Consult the NPS preservation briefs as needed for the restoration of each component of each bird cage - masonry, concrete, metal, etc.
 - Consult historic zoos for guidance/precedent examples.
 - Removing debris and providing positive drainage away from birdcages are critical in minimizing any further or future deterioration.
 - Prioritize repairing or replacing as needed the overhead roofing or cap on each bird cage and treating rust on metal portions on bird cages.

FIREPLACES

- Preserve and restore the fireplace that is integral to the dining circle feature.
- Preserve and restore the fireplace that is

a remaining element of the former south wing of the Allen House.

- Preserve and restore the exterior fireplace on The Mary Rose.
- Reference the site masonry section of this chapter for information on repairing and maintaining historic masonry.
- Future use of the fireplace for actual fires is highly discouraged because of the potential fire danger present throughout the site. Consider providing some kind of fire screen to inhibit people from starting fires in the fireplaces.
- Consider removal of smaller fire rings located randomly throughout the site. The contribution of these features to the overall landscape is minimal compared to the danger that fire poses on the site.

COMPOSITE FEATURES

- Preserve and restore as needed the outdoor “dining room” feature east of the Allen House, including the stone wall perimeter with an integrated masonry fireplace on the south side and a built-in stone dining table on the north side. See the previous Masonry and Fireplaces sections of this chapter for more information on preserving, restoring, and maintaining these types of features.

OTHER ARTWORKS

- Preserve the sundial in the front yard of the Allen House.
- Preserve the two small dome-like features constructed of mortared river cobbles including removal of debris and soil from the base of the structures, providing positive drainage away from the features, and repointing and replacing missing masonry as needed.
- Preserve the remains of cast concrete animal sculptures near the swimming pool.
- Preserve other artworks in place and restore them as necessary.
- The addition of new permanent artwork to

the site is highly discouraged as the site already has a wealth of original contributing artworks. However, the inclusion of temporary art and exhibits in certain areas would be appropriate.

Remove the following non-contributing small-scale features:

- Remove the mailboxes mounted on plywood with a small roof at Ye Olde George Albert apartments
- Remove the pin-up board near the entrance to the site and the wooden brochure kiosk near the bridge to Ye Olde George Albert.
- Eventually consider removal of the wooden light pole with cobra head style lamp located near entry after the restoration of the original light pillars is completed and the light from this pole is no longer needed.

Consider replacement/re-creation of certain small-scale features and other small-scale feature additions to the site to complement the proposed rehabilitation of the park:

- Consider re-creating the north and south driveway entry pillars, brick with a concrete cap.
- Consider replacing the timber bench in front of the Mary Rose hearth as a functional landscape element that allows for better enjoyment and utilization of this space.

COMPATIBLE ALTERATIONS & ADDITIONS

The site’s re-use as a public park may require certain alterations and additions to accommodate this use. For this reason, and consistent with this report’s rehabilitation treatment recommendation, it is appropriate to make alterations to the park and provide additional landscape features to support changing user needs. The following approach should be taken to ensure that alterations and additions to the park are compatible with and do not destroy the contributing resources previously identified in this report. All additions and alterations must comply with the Secretary of the Interior’s Standards for Rehabilitation.

1. Proposed alterations to the park should preserve the cultural landscape features identified as contributing in this report.
2. New additions to the park should preserve the contributing landscape features identified in this report.
3. New landscape features shall be differentiated from the original landscape features in design.
4. New construction shall be undertaken in such a manner that if removed in the future, the remaining contributing landscape features would be unimpaired.
5. New additions or alterations must be compatible with the massing, size, and scale of the existing feature.
6. New features must be differentiated from the old to avoid creating false historicity.
7. Establish a consistent style or appearance for new small-scale features moving forward to minimize the visual impact of these features.

RECOMMENDATIONS FOR FUTURE RESEARCH

- Research art conservation techniques applicable to the art found in Allen Park.
- Conduct further research into Ruth Allen’s artistic training, philosophy, and approach.
- Consider utilizing ground penetrating radar to investigate archaeological resources.

TREATMENT PRIORITIZATION

The resources needed to address every treatment recommendation in this report exceed the resources currently available for investment in Allen Park. As such, when determining a timeline for treatment projects some historic resources must be prioritized for treatment either due to their current endangered condition or the degree to which they contribute to the historic integrity of Allen Park. Retention of all remaining historic buildings is the highest priority for treatment. This will involve ensuring the structural stability and weatherproofing of each building at a minimum. As the focal point of Allen Park and as the building with the closest ties to the Allens, preservation of the Allen House is a high priority.

Recommended Treatment Prioritization List:

- Zone 1: Buildings & Small-Scale Features Stabilization
 - Allen House (Ye Olde Logge House; 1328 East)
 - The Roost (1318-1322 East)
 - Ye Olde George Albert (1371-1377 East)
 - Thomas Boam House (1343-1345 East)
- Zone 2: Buildings & Small-Scale Features Stabilization
 - 1387-1389 East
 - The Ethylene (1431 East)
 - The Mary Rose (1401-1403 East)
 - The Roberta (1411-1413 East)
 - The Sally Ann (1417-1419 East)
 - 1414-1416 East
 - 1423-1425 East
 - 1424-1426 East
 - 1434-1436 East
 - 1384-1386 East
- Zones 1 & 2: Driveway utility upgrades, re-paving & narrowing
- Zone 1: Rehabilitation
 - Allen House (Ye Olde Logge House; 1328 East) complete rehabilitation including the exterior, interior and immediately surrounding landscape
 - Pool area rehabilitation including fence reconstruction/restoration
 - Restoration of light pillar luminaries Zone 1
- Zone 2: Rehabilitation
 - Restoration of light pillar luminaries Zone 2
 - Rehabilitation of buildings & structures and immediately surrounding landscape features based on need/use
- Zone 3: Rehabilitation

TREATMENT PLAN

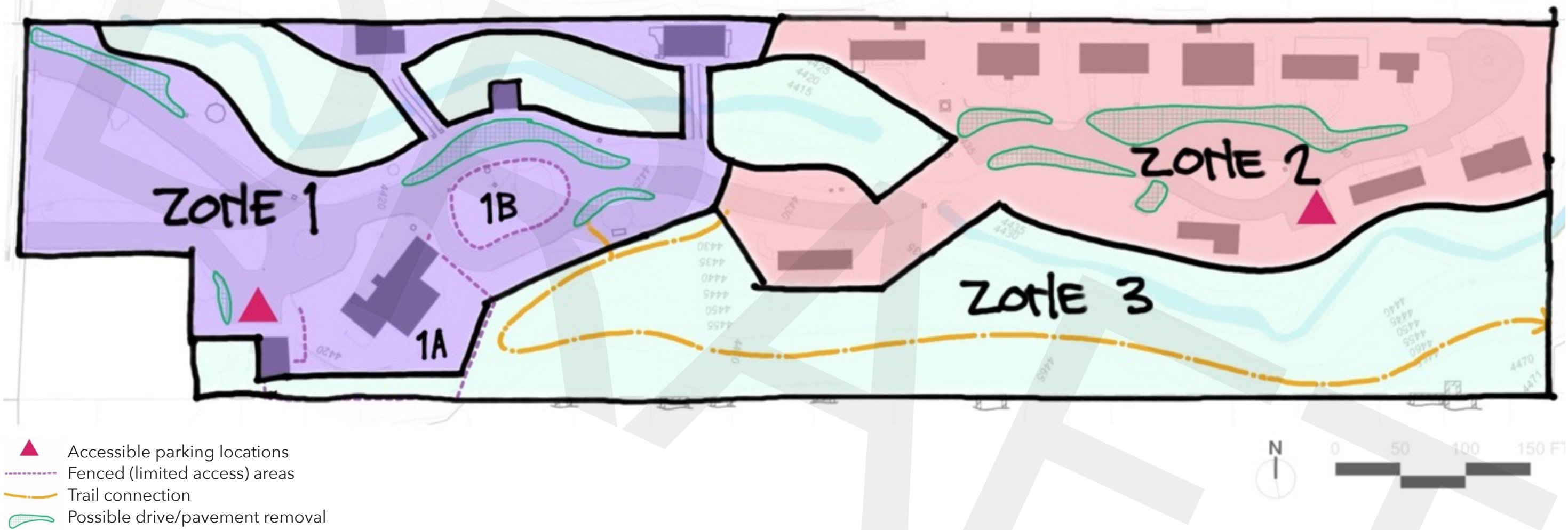


Figure 5-5. Comprehensive Treatment Plan

APPENDIX A: INVENTORY OF LANDSCAPE RESOURCES

NATURAL SYSTEMS, TOPOGRAPHY, SPATIAL ORGANIZATION, CIRCULATION, LAND USE, VIEWS, CLUSTER ORGANIZATION

#	CATEGORY	ASSOCIATED LANDSCAPE CHARACTERISTIC	RESOURCE	ASSESSMENT	CONDITION	DATE OF ORIGIN
		Natural Systems and Features	Emigration Creek	Contributing	Fair	
		Topography	Stream Corridor	Contributing	Fair	
		Topography	Stream Terrace	Contributing	Fair	
		Topography	Gulch (north, south, and east hillsides)	Contributing	Fair	
		Topography	Swale formed by Kennedy Ditch	Contributing	Poor	Big Fields Period
		Topography	Swale north of homes on Upper Allen Park Drive	Non-Contributing	Fair	Unknown
		Topography	Gentle incline from west to east along stream terrace	Contributing	Good	
		Spatial Organization	West Allen Park	Contributing	Fair	Allen Development Period
		Spatial Organization	Entry sequence including the meadow, the gathering space, the Peacock, the fountain, and the Allen House front yard.	Contributing	Fair	Allen Development Period
		Spatial Organization	The Allen House Backyard	Contributing	Fair	Allen Development Period
		Spatial Organization	Central Allen Park including the pool and the dining circle	Contributing	Fair	Allen Development Period
		Spatial Organization	East Allen Park	Contributing	Fair	Allen Development Period
		Spatial Organization	Upper Allen Park Drive including the island, the roundabout, and the front yards	Contributing	Fair	Allen Development Period
		Circulation	Allen Park Drive (Primary)	Contributing	Fair	
		Circulation	Pathways (Secondary)		Fair	
		Circulation	Trails	Contributing	Poor	Allen Development Period
		Circulation	Suspended/Swinging Bridge		Missing	Allen Development Period

#	CATEGORY	ASSOCIATED LANDSCAPE CHARACTERISTIC	RESOURCE	ASSESSMENT	CONDITION	DATE OF ORIGIN
	PAVING					
		Circulation	Asphalt	Non-Contributing	Poor	Allen Development Period
		Circulation	Concrete	Non-Contributing	Fair-Poor	Allen Development Period
		Circulation	Concrete Scored	Contributing	Poor	Allen Development Period
		Circulation	Concrete - Inscribed	Contributing	Fair	Allen Development Period
		Circulation	Mosaic paving	Contributing	Fair	Allen Development Period
		Circulation	Unit paving	Contributing	Fair	Allen Development Period
		Circulation	Stepping stones	Contributing	Fair	Allen Development Period
		Circulation	Stone slab stairs	Contributing	Poor	Allen Development Period
		Land Use	Aviary		Missing	Allen Development Period
		Land Use	Domestic		Missing	Allen Development Period
		Land Use	Recreation		Missing	Allen Development Period
		Land Use	Gathering		Missing	Allen Development Period
		Views	Blocking of views outside of the property	Contributing	Fair	Allen Development Period
		Views	View to Allen House from main entrance	Contributing	Good	Allen Development Period
		Cluster Organization	Upper Allen Park Drive homes	Contributing	Fair	Allen Development Period
		Cluster Organization	Allen House Cluster including the Allen House, and Roost	Contributing	Fair	Allen Development Period

VEGETATION

#	CATEGORY	ASSOCIATED LANDSCAPE CHARACTERISTIC	RESOURCE	ASSESSMENT	CONDITION	DATE OF ORIGIN
		Vegetation	Native Riparian plant association including: Rocky Mountain maple (<i>Acer glabrum</i>), Cottonwood (<i>Populus sp.</i>), Willow (<i>Salix sp.</i>), Black Hawthorn, (<i>Crataegus douglassii</i>) Thinleaf Alder (<i>Alnus incana</i>) Western Water Birch (<i>Betula occidentalis</i>) chokecherry (<i>Prunus virginiana</i>) and Box Elder (<i>Acer negundo</i>)	Contributing	Fair	Indigenous Period-Allen Development Period
		Vegetation	Native Mountain Brush plant association including: Oregon Grape (<i>Mahonia aquifolium</i>), Chokecherry (<i>Prunus virginiana</i>) Creeping Oregon Grape (<i>Mahonia repens</i>), Mountain Snowberry (<i>Symphoricarpos oreophilus</i>), Bigtooth Maple (<i>Acer grandidentatum</i>), Scrub Oak (<i>Quercus gambelii</i>), Woods Rose (<i>Rosa woodsia</i>), Golden Currant (<i>Ribes aureum</i>)	Contributing	Fair	Indigenous Period-Allen Development Period
		Vegetation	Established cultivated trees including: Douglas Fir (<i>Pseudotsuga menziesii</i>), Norway Maple (<i>Acer platanoides</i>), American Elm (<i>Ulmus americana</i>), Sycamore (<i>Platanus occidentalis</i>), Colorado Spruce (<i>Picea pungens</i>), Mulberry (<i>Morus alba</i>), Black Walnut (<i>Juglans nigra</i>), Ash (<i>Fraxinus pennsylvanica</i>), Northern Catalpa (<i>Catalpa speciosa</i>), Black Locust (<i>Robinia pseudoacacia</i>), Gingko (<i>Ginkgo biloba</i>)	Contributing	Fair	Allen Development Period
		Vegetation	Established cultivated shrubs including: Lilac (<i>Syringa vulgaris</i>), Roses (<i>Rosa sp.</i>), Bush-Honeysuckle (<i>Diervilla lonicera</i>), Oregon Grape (<i>Mahonia aquifolium</i>), Juniper (<i>Juniperus sp.</i>), currant (<i>Ribes sp.</i>), Bridal Wreath Spirea (<i>Spiraea x vanhouttei</i>), Hedge Cotoneaster (<i>Cotoneaster lucidus</i>) Native Chokecherry (<i>Prunus virginiana</i>), Mountain Snowberry (<i>Symphoricarpos albus</i>)	Contributing	Fair	Allen Development Period
		Vegetation	Herbaceous plantings including: Iris (<i>Iris germanica</i>), Daylily (<i>Heemerocalis sp.</i>), Bleeding Heart (<i>Dicentra spectabilis</i>), Lambs Ear (<i>Stachys byzantina</i>), and Black-eyed Susan (<i>Rudbeckia hirta</i>)	Contributing	Fair	Allen Development Period
		Vegetation	Remnant areas of lawn in the meadow, the front of the Allen House, the pool area, the dining circle and along the fronts and sides of other buildings	Contributing	Poor	Allen Development Period
		Vegetation	Non-native invasive tree species: Allanthus (<i>Allanthus altissima</i>), Siberian Elm (<i>Ulmus pumila</i>), Russian Olive (<i>Elaeagnus angustifolia</i>), and Black Locust (<i>Robinia pseudoacacia</i>)	Non-Contributing	Fair	Allen Development Period
		Vegetation	Invasive herbaceous weeds	Non-Contributing	Good	Allen Development Period
		Vegetation	Hollyhocks (<i>Alcea rosea</i>) near Allen House		Missing	Allen Development Period

BUILDINGS & STRUCTURES

#	CATEGORY	ASSOCIATED LANDSCAPE CHARACTERISTIC	RESOURCE	ASSESSMENT	CONDITION	DATE OF ORIGIN
1		Buildings	Allen House (Ye Olde Logge House / The Big House / 1328 / 1338 / 1340)	Contributing	Fair	c. 1933 (Allen Development Period)
2		Buildings	The Roost (1318 / 1320 / 1322)	Contributing	Fair	c. 1910 (Allen Development Period)
3		Buildings	Thomas Boam House (1343 / 1345)	Contributing	Poor	c. 1869 (Allen Development Period)
4		Structures	Aviary	Contributing	Poor	Allen Development Period
5		Buildings	Ye Olde George Albert (Fourplex; 1371 / 1373 / 1375 / 1377)	Contributing	Good	1932 (Allen Development Period)
6		Buildings	1384 Duplex (1384 / 1386)	Contributing	Fair	Allen Development Period
7		Buildings	1387 Duplex (1387 / 1389)	Contributing	Poor	Allen Development Period
8		Buildings	The Mary Rose (1401 / 1403)	Contributing	Fair	Allen Development Period
9		Buildings	The Roberta (1411 / 1413)	Contributing	Fair	Allen Development Period
10		Buildings	1414 Duplex (1414 / 1416)	Contributing	Fair	Allen Development Period
11		Buildings	The Sally Ann (1417 / 1419)	Contributing	Fair	Allen Development Period
12		Buildings	1423 Duplex (1423 / 1425)	Contributing	Fair	Allen Development Period
13		Buildings	1424 Duplex (1424 / 1426)	Contributing	Fair	Allen Development Period
14		Buildings	Ethylene (The Gas Station; 1431)	Contributing	Fair	Allen Development Period
15		Buildings	1434 Duplex (1434 / 1436)	Contributing	Poor	Allen Development Period
16		Buildings	The Peacock ("gazebo" remains)	Contributing	Fair	Allen Development Period

BUILDINGS & STRUCTURES, CONTINUED

#	CATEGORY	ASSOCIATED LANDSCAPE CHARACTERISTIC	RESOURCE	ASSESSMENT	CONDITION	DATE OF ORIGIN
		Structures	Shed	Noncontributing	Poor	Late Allen
		Structures	Shed	Noncontributing	Fair	Late Allen
		Structures	Shed	Noncontributing	Good	Late Allen
		Structures	Well	Unknown	Fair	Allen Development Period
		Structures	Wood Bridge to Boam House	Noncontributing	Poor	Allen Development Period
		Structures	Steel Bridge to Ye Olde George Albert	Noncontributing	Good	Late Allen
		Structures	Wooden Footbridges	Noncontributing	Fair	Late Allen
		Buildings	The Nest (1316 East)		Missing	Allen Development Period
		Buildings	Wings of The Peacock building		Missing	Allen Development Period
		Structures	Bird sheds in meadow		Missing	Allen Development Period
		Structures	Wood gazebo northwest of the Allen House		Missing	Allen Development Period
		Structures	Aviary Building north-west of the central fountain		Missing	Allen Development Period
		Buildings	Automobile garage south of the pool		Missing	Allen Development Period
		Structures	Wood structure on hillside south of pool and dining circle and east of automobile garage.		Missing	Allen Development Period
		Structures	Carport for 1424 Duplex		Missing	Allen Development Period

#	CATEGORY	ASSOCIATED LANDSCAPE CHARACTERISTIC	RESOURCE	ASSESSMENT	CONDITION	DATE OF ORIGIN
	GATEWAYS					
		Structures	Mortared Stone pillars (typ)	Contributing	Fair	Allen Development Period
		Structures	Mortared Stone Arch	Contributing	Good	Allen Development Period
		Structures	Pillars with post and beam north of Allen House	Contributing	Fair	Allen Development Period
		Structures	Tall stone pillars with wooden lintel at entrance to bridge to the Thomas Boam House	Contributing	Fair	Allen Development Period
		Structures	Cast concrete pillars in front of the 1414 Duplex	Contributing	Poor	Allen Development Period
		Structures	Pillars at Allen House Main Walkway	Contributing	Good	Allen Development Period
		Structures	Mortared stone pillars at opening in pool fence	Contributing	Fair	Allen Development Period
		Structures	North and south driveway entry pillars, brick with concrete cap	Contributing	Fair	Unknown
		Structures	Urns at eastern entry gateway of 1414 Duplex	Contributing	Fair	Unknown
		Structures	Pillars with remnant posts at top of creek bank north of Allen House	Contributing	Poor/Missing	Allen Development Period
	WALLS					
		Small-Scale Features	Mortared stone	Contributing	Fair	Allen Development Period
		Small-Scale Features	Mortared rubble	Contributing	Fair	Allen Development Period
		Small-Scale Features	Drystack stone	Contributing	Fair-Poor	Allen Development Period
		Small-Scale Features	Concrete	Contributing	Poor	Allen Development Period

CONSTRUCTED WATER FEATURES

#	CATEGORY	ASSOCIATED LANDSCAPE CHARACTERISTIC	RESOURCE	ASSESSMENT	CONDITION	DATE OF ORIGIN
		Constructed Water Features	Central roundabout fountain	Contributing	Poor	c. 1951 (Allen Development Period)
		Constructed Water Features	Small fountain	Contributing	Poor	Allen Development Period
		Constructed Water Features	Bird bath	Contributing	Poor	Allen Development Period
		Constructed Water Features	Grassy area bird bath	Contributing	Poor	Allen Development Period
		Constructed Water Features	River rock fountain	Contributing	Poor	Allen Development Period
		Constructed Water Features	Grassy area pool	Contributing	Poor	Allen Development Period
		Constructed Water Features	Rock pool	Contributing	Poor	Early Allen
		Constructed Water Features	Grassy area rain pool	Contributing	Poor	Allen Development Period
		Constructed Water Features	Swimming pool	Contributing	Poor	Early Allen
		Constructed Water Features	Rain pool	Contributing	Poor	Allen Development Period
		Constructed Water Features	Waterfall	Contributing	Poor	Allen Development Period
		Constructed Water Features	The Kennedy Ditch	Contributing	Poor	c. 1848 (Big Fields Period)
		Constructed Water Features	Fountain		Missing	Allen Development Period

SMALL-SCALE FEATURES

#	CATEGORY	ASSOCIATED LANDSCAPE CHARACTERISTIC	RESOURCE	ASSESSMENT	CONDITION	DATE OF ORIGIN
	ARTWORKS - LIGHT PILLARS					
		Small-Scale Features: Artworks	12 Light pillars	Contributing	Fair	Allen Development Period
	ARTWORKS - MONUMENTS					
		Small-Scale Features: Artworks	28 Monument artworks	Contributing	Fair	Allen Development Period
	OTHER ARTWORKS					
		Small-Scale Features: Artworks	Sundial	Contributing	Fair	Allen Development Period
		Small-Scale Features: Artworks	Beehive shaped sculpture	Contributing	Fair	Allen Development Period
		Small-Scale Features: Artworks	Rock sculpture at central pool complex	Contributing	Fair	Allen Development Period
		Small-Scale Features: Artworks	Small river rock sculpture	Contributing	Poor	Allen Development Period
		Small-Scale Features: Artworks	Animal statue	Contributing	Poor/Missing	Allen Development Period
	FENCES					
		Small-Scale Features	Remnant pool fence	Contributing	Poor	Allen Development Period
		Small-Scale Features	6' decorative metal at west edge of property	Noncontributing	Good	2020
		Small-Scale Features	4' black chain link temporary fence installed throughout site	Noncontributing	Good	2020
		Small-Scale Features	Wood fence in front of Ye Olde George Albert apartments (replacement for older fence in similar style and materials)	Contributing	Fair	Unknown
		Small-Scale Features	3' wire mesh fence south of creek west of bridge to Ye Olde George Albert	Noncontributing	Fair	Unknown
		Small-Scale Features	Wood fence east of 1423 Duplex	Noncontributing	Poor	Late Allen
		Small-Scale Features	Wood fence north of the Sally Ann	Noncontributing	Poor	Late Allen

SMALL-SCALE FEATURES, CONTINUED

	EDGING					
		Small-Scale Features	Mortared stone	Contributing	Fair	Allen Development Period
		Small-Scale Features	Loose stone	Contributing	Fair	Allen Development Period
		Small-Scale Features	Mortared brick	Contributing	Poor	Allen Development Period
		Small-Scale Features	Loose brick	Contributing	Fair	Allen Development Period
		Small-Scale Features	Concrete	Contributing	Poor	Allen Development Period
	BOLLARDS & PILLARS					
		Small-Scale Features	Pillars	Contributing	Fair	Allen Development Period
		Small-Scale Features	Boulders or blocks	Contributing	Fair	Allen Development Period
	BENCHES					
		Small-Scale Features	Art Mosaic Benches	Contributing	Poor	Allen Development Period
		Small-Scale Features	Slab Stone Benches	Contributing	Fair	Allen Development Period
		Small-Scale Features	Benches flanking the entry pathway to the Allen House		Missing	Allen Development Period
		Small-Scale Features	Timber bench in front of the Mary Rose Hearth		Missing	Allen Development Period
	BIRDCAGES					
		Small-Scale Features	3 Birdcages	Contributing	Fair	Allen Development Period
	FIREPLACES					
		Small-Scale Features	Fire Ring Stone	Noncontributing	Poor	Unknown
		Small-Scale Features	Masonry Fireplaces	Contributing	Poor	Allen Development Period
	COMPOSITE FEATURES					
		Small-Scale Features	Dining Circle including mortared stone wall, mortared stone dining table, and outdoor fire place	Contributing	Poor	Allen Development Period

	MISCELLANOUS					
		Small-Scale Features	Wooden light pole with cobra head style lamp located near north-west entrance	Noncontributing	Good	2020
		Small-Scale Features	Pin-up board at north-west entrance	Noncontributing	Good	2020
		Small-Scale Features	Wooden brochure kiosk with small roof at Ye Olde George Albert apartments	Contributing	Poor	Allen Development Period
		Small-Scale Features	Wagon Wheel	Contributing	Poor	Allen Development Period
		Small-Scale Features	Iron Handrails	Noncontributing	Good	Unknown
		Small-Scale Features	Water Spigot	Contributing	Fair	Unknown
		Small-Scale Features	Wooden table near 1414 Duplex			Unknown

APPENDIX B: HISTORIC STRUCTURES SUMMARY

Building Information Composite											
Building Name	Secondary Name(s)	Address on Allen Park Drive	Construction Date(s)	Architectural Style	Historic Evaluation	Evaluation Criterion	Overall Condition	Evaluation for Rehab and Reuse	Preliminary Treatment Recommendation	Evaluation for Moving	Evaluation for Salvage
Allen House	Ye Olde Logge House	1328/1338/1340	c. 1933; c. 1955; 1984	Rustic/Parkitecture	Eligible/Significant	Criterion A, B, C	Fair	High	Rehabilitation	Low/Difficult	High/Possible
The Roost	The Barn	1318/1320/1322	c. 1910; c. 1938	Rustic/Vernacular	Eligible/Contributing	Criterion C	Fair	High	Rehabilitation	Low/Difficult	Low/Possible
Thomas Boam House	n/a	1343/1345	c. 1854; c. 1940	Central Passage (I House)/Vernacular	Eligible/Contributing	Criterion C	Fair	High	Rehabilitation	Low/Difficult	Low/Possible
The Aviary	The Pool House	n/a	c. 1940	Hall-Parlor/Vernacular	Not Eligible	n/a	Poor	Low	Deconstruction and Salvage	Low/Difficult	Low/Difficult
Ye Olde George Albert	The Fourplex; YOGA	1371/1373/1375/1377	1932	Rustic/Parkitecture	Eligible/Contributing	Criterion C	Good	High	Preservation	Low/Difficult	High/Possible
Duplex 1384-1386	1384	1384/1386	c. 1910; 1947	Vernacular	Eligible/Contributing	Criterion C	Poor	Moderate	Rehabilitation	Low/Difficult	Moderate/Possible
Duplex 1387-1389	1387	1387/1389	c. 1910; 1946	Vernacular	Eligible/Contributing	Criterion C	Fair	Moderate	Rehabilitation	Moderate/Possible	High/Possible
The Mary Rose	1401	1401/1403	c. 1910; c. 1941	Hall-Parlor/Vernacular	Eligible/Contributing	Criterion C	Fair	Moderate	Rehabilitation	Moderate/Possible	High/Possible
The Roberta	1411	1411/1413	c. 1910; c. 1941	Hall-Parlor/Vernacular	Eligible/Contributing	Criterion C	Fair	Moderate	Rehabilitation	Moderate/Possible	High/Possible
Duplex 1414-1416	1414	1414/1416	c. 1910; 1943	Vernacular	Eligible/Contributing	Criterion C	Fair	Moderate	Rehabilitation	Moderate/Possible	High/Possible
The Sally Ann	1417	1417/1419	c. 1910; c. 1941	Hall-Parlor/Vernacular	Eligible/Contributing	Criterion C	Fair	Moderate	Rehabilitation	Moderate/Possible	High/Possible
Duplex 1423-1425	1423	1423/1425	c. 1910; c. 1941	Hall-Parlor/Vernacular	Eligible/Contributing	Criterion C	Fair	Moderate	Rehabilitation	Moderate/Possible	High/Possible
Duplex 1424-1426	1424	1424/1426	c. 1910; c. 1941	Hall-Parlor/Vernacular	Eligible/Contributing	Criterion C	Fair	Moderate	Rehabilitation	Moderate/Possible	High/Possible
The Ethylene	Gas Station	1431	c. 1910; c. 1941	Bungalow	Eligible/Contributing	Criterion C	Fair	High	Rehabilitation	Moderate/Possible	High/Possible
Duplex 1434-1436	1434	1434/1436	c. 1910; 1945	Vernacular	Eligible/Contributing	Criterion C	Poor	Moderate	Rehabilitation	Low/Difficult	Moderate/Possible

BUILDING INFORMATION			
Common Name:	Allen House		
Secondary Name(s):	Ye Olde Logge House		
Address on Allen Park Drive:	1328, 1338, 1340		
Construction Date(s):	c. 1933; c. 1955; 1984		
Architectural Style:	Rustic/Parkitecture		
Historic Evaluation:	Eligible/Significant		
Evaluation Criterion:	Criterion A, B, C		
Evaluation for Rehab and Reuse:	High		
Preliminary Treatment Recommendation:	Rehabilitation		
Evaluation for Moving:	Low/Difficult		
Evaluation for Salvage:	Low/Possible		
Other:	Oral history indicates that a Scandinavian craftsman served as the builder.		
EXTERIOR ASSESSMENT			
Feature	Primary Material	Condition	Annotated Inventory
Structure	Log	Fair	Logs are hewn, notched for corner connection, and stained; settling in northeast corner of rear addition
Roof	Concrete Bartile	Poor	Many broken and cracked tiles; some missing or removed tiles left large holes; gaps in roofing can be seen from interior where light penetrates; wavyness of the surface indicates roof decking has possibly been compromised; roof decking of north addition has completely failed and caved in; gutters are evident and may be galvanized with a painted finish or copper
Foundation	Concrete	Fair	Southeast and northeast corner of rear addition are both settling in opposite directions
Sheathing	Log	Fair	Original log siding; dry rot of logs evident at southeast corner of rear addition; general deterioration of log siding evident all on facades from lack of maintenance; chinking missing
Windows	Wood	Fair	Original windows; frames and sashes as well as most wood members intact; few signs of significant wood damage or member separation
Doors	Wood	Fair	Original doors; original stained screen doors are fair
Porches	Wood	Poor	Two wood stairways on rear façade to access second story apartments are fair with some separation of framing members and deterioration of railing, otherwise structurally intact; Wood deck across the south façade has structurally failed andcould be hazardous, though the deck itself appears to be in fair condition when viewed from a distance
Other	Fieldstone	Fair	Non-structural two-story rock pillars at corners have moss, dirt, and some missing mortar
DOOR & WINDOW SCHEDULE			
Feature	Primary Material	Condition	Annotated Inventory

Door Type I	Wood, glass	Fair	(7) 15 lites, wood frame
Door Type II	Wood, glass	Fair	(1) 10 lites, wood frame
Door Type III	Wood, glass	Fair	(1) 1/3 glass with 3 panels, wood frame
Door Type IV	Wood, glass	Fair	(1) 4 lites with 2 panels, wood frame
Door Type V	Wood	Fair	(1) Solid wood
Door Type VI	n/a	n/a	(3) Boarded
Window Type I	Wood, glass	Poor	(16) 6 lites, wood frame
Window Type II	Wood, glass	Poor	(16) 8 lites, wood frame
Window Type III	Wood, glass	Poor	(13) 1 lite, wood frame, fixed
Window Type IV	Wood, glass	Poor	(11) 9 lites, wood frame
Window Type V	Wood, glass	Poor	(8) 1 lite, wood frame
Window Type VI	Wood, glass	Poor	(4) 18 lites, wood frame
Window Type VII	Wood, glass	Poor	(4) 8 lites, wood frame, casement
Window Type VIII	Wood, glass	Poor	(4) 12 lites, wood frame
Window Type IX	Wood, glass	Poor	(2) 30 lites, wood frame
Window Type X	Wood, glass	Poor	(1) 4 lites, wood frame
Window Type XI	n/a	n/a	(2) Boarded
INTERIOR ASSESSMENT			
BASEMENT			
Feature	Primary Material	Condition	Annotated Inventory
Flooring	Concrete	Fair	Some covered by debris
Walls	Concrete	Fair	Poor near stairway due to past water leak
Ceilings	Wood	Fair	
Mechanical Room	n/a	n/a	Boiler and water heater; rear room with bird cages intact
Work Room	Wood	Fair	Shelving, work tables, tools and tile remnants remain
Music Room	Wood, concrete	Fair	Hearth has radiator installed inside it; acoustic ceilings; Square Grand Piano by Chase Piano Co. (c. 1880)
Doors	Wood	Poor	Basement total: 4 Historic: 4 Non-historic: 0
Other	n/a	Fair	Mural of pheasants in flight on wall along stairway
FIRST FLOOR			
Feature	Primary Material	Condition	Annotated Inventory
Vestibule - Walls	Glass/wood	Poor	Windows are boarded; log walls
Vestibule - Ceiling	Wood planks	Poor	Evudence of water and animals
Vestibule - Flooring	Linoleum	Poor	Over plywood subfloor
Vestibule - Other	n/a	n/a	Owl over door, horseshoe sconces

Kitchen - Walls	Wood	Poor	Log walls
Kitchen - Ceiling	Wood	Fair	Log beams with subfloor above
Kitchen - Flooring	Linoleum	Poor	Over subfloor
Kitchen - Fixtures	Wood	Poor	Wood cabinets and drawers, tile, cast iron sink with faucet; all was remodeled
Bathroom - Walls	Tile	Fair	
Bathroom - Ceiling	Plywood	Fair	
Bathroom - Flooring	Tile	Fair	Herringbone pattern
Bathroom - Fixtures	Porcelain/stainless steel	Poor	Bath faucets are unique
Bathroom - Other	n/a	n/a	May have been remodeled c. 1944 or c. 1955 when additions were made
Main Room - Walls	Wood	Fair	Log walls
Main Room - Ceiling	Wood	Fair	Some evidence of holes seen in light leaks
Main Room - Flooring	Wood	Fair	
Main Room - Other	Rock/tile	Fair	Prominent hearth w/ mosaic tile threshold
Laundry Room - Walls	Wood	Fair	Log and paneling
Laundry Room - Ceiling	Wood	Fair	Log beams with subfloor above
Laundry Room - Flooring	Concrete	Fair	
Laundry Room - Other	n/a	n/a	Baseboard heating
Dining Room - Walls	Wood	Fair	Log walls and wood planks
Dining Room - Ceiling	Wood	Good	Log beams with subfloor above
Dining Room - Flooring	Wood	Fair	
Dining Room - Other	Wood/metal	Fair	Original pass through with shelf; mirrored cabinet on south wall; original branch sconces, 2 wood cabinets, and wood shelving.
Breakfast Room - Walls	Wood	Fair	
Breakfast Room - Ceiling	Wood	Fair	Log beams with subfloor above
Breakfast Room - Flooring	Carpet	Poor	Over concrete
Breakfast Room - Other	n/a	n/a	Baseboard heating; later wall added to create laundry room; corner wood shelving.
East Addition - Walls	Wood	Fair	Log walls
East Addition - Ceiling	Wood planks	Poor	Slants to rear, sagging
East Addition - Flooring	Wood/linoleum	Fair/Poor	Linoleum is installed over wood and is poor condition
East Addition - Bathroom	Porcelain	Poor	Toilet (non-historic) and sink (historic)
East Addition - Kitchen	Porcelain/wood	Poor	Small sink with wood cabinets
East Addition - Other	n/a	n/a	Hearth in main room; newer radiators in corners of separate rooms
Original Master Bedroom - Walls	Wood	Fair	Log walls
Original Master Bedroom - Ceiling	Wood	Fair	Log beams with subfloor above
Original Master Bedroom - Flooring	Linoleum	Poor	Brick pattern; closet linoleum is original and good
Original Master Bedroom - Other	n/a	n/a	Baseboard heating, original wood cabinets, original exterior door to north replaced with French doors to Gazette office

North Addition - Walls	Wood paneling	Fair	
North Addition - Ceiling	Wood planks	Poor	Completely collapsed with major structural and water issue
North Addition - Flooring	Carpet	Poor	Major damage due to water issues
North Addition - Other	Porcelain	Fair	Sink on south wall; fountain located in northwest corner of room; French doors are installed in original opening.
Doors	Wood	Fair	First floor total: 13 Historic: 13 Non-historic: 0
Other	n/a	n/a	Radiators present for boiler heating system
SECOND FLOOR			
Feature	Primary Material	Condition	Annotated Inventory
Master Bedroom - Walls	Wood paneling/log	Good	
Master Bedroom - Ceiling	Wood plank	Good	
Master Bedroom - Flooring	Carpet	Poor	Laid over original wood floor
Master Bedroom - Other	n/a	n/a	Remodeling in c. 1955 removed interior divider wall to create one large room, created closet and dresser area
Master Bath - Walls	Wood plank	Poor	
Master Bath - Ceiling	Wood plank	Fair	
Master Bath - Flooring	Linoleum	Poor	
Master Bath - Fixtures	Porcelain/stainless steel	Poor	Original sink with faucets, tub with faucets, and toilet
Master Bath - Other	n/a	n/a	Remodeled c. 1955 to install bath
Adjoining Bedrooms - Walls	Wood paneling	Good	
Adjoining Bedrooms - Ceiling	Wood plank	Fair	
Adjoining Bedrooms - Flooring	Carpet	Poor	Laid over original wood floor
Adjoining Bedrooms - Other	n/a	n/a	Remodeled c. 1955 and removed interior wall between bedrooms to form one large room. Baseboard heating.
Adjoining Bedrooms - Washroom	Porcelain	Fair	Added c. 1955 in a closet
Northeast apt - Walls	Wood paneling/log	Good	
Northeast apt - Ceiling	Wood plank	Poor	Major sagging
Northeast apt - Flooring	Wood	Fair	Minor buckling
Northeast apt - Bathroom	Porcelain/stainless steel	Poor	Clawfoot tub, sink with faucets, toilet
Northeast apt - Kitchen	Wood/metal	Poor	Wood cabinets, metal kitchen unit
Northeast apt - Other	n/a	n/a	
Southeast apt - Walls	Wood paneling	Fair	
Southeast apt - Ceiling	Wood paneling	Poor	Large gap in corner with evidence of animals
Southeast apt - Flooring	Wood	Fair	Sloping severely to rear
Southeast apt - Bathroom	Porcelain/stainless steel	Poor	Clawfoot tub, sink with faucets, toilet
Southeast apt - Kitchen	Wood/metal	Poor	Wood cabinets, metal kitchen unit
Southeast apt - Other	n/a	n/a	Radiator
Mezzanine	Wood	Fair	Logs and branches for railing; railing not to code.
Stairways	Wood	Fair	Railing not to code
Door	Wood	Fair	Second floor total: 6 Historic: 6 Non-historic: 0
Other	n/a	n/a	

BUILDING INFORMATION			
Common Name:	The Roost		
Secondary Name(s):	The Barn		
Address on Allen Park Drive:	1318, 1320, 1322		
Construction Date(s):	c. 1910; c. 1938		
Architectural Style:	Rustic/Vernacular		
Historic Evaluation:	Eligible/Contributing		
Evaluation Criterion:	Criterion C		
Evaluation for Rehab and Reuse:	High		
Preliminary Treatment Recommendation:	Rehabilitation		
Evaluation for Moving:	Low/Difficult		
Evaluation for Salvage:	Low/Possible		
Other:	Oral history indicates that the building was also used for the printing press for The Gazette.		
EXTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Structure	Log, square hewn	Fair	No visible signs of settling, leaning, or log slippage; stone walls of lower level appear to be
Roof	Asphalt shingles	Poor	Majority of shingles intact; significant structural settling; damage to fascia and gutters
Foundation	Stone, mortar	Good	Mortared stone foundation that extend upward to form ground level walls; few signs of
Sheathing	Log siding	Fair	Some pieces have become unattached and many are untreated and showing signs of rot
Windows	Wood	Fair	All original wood
Doors	Wood	Fair	Two doors are wood, one was not observed due to site conditions
Porches	Wood	Poor	Rustic stairways also poor with crooked and broken treads and uneven landings; missing
Other	n/a	n/a	Power/utility lines are low enough to be unsafe
DOOR & WINDOW SCHEDULE			
Feature	Primary Material	Condition	Annotated Inventory
Door Type I	Wood, glass	Fair	(1) 1/4-size glass over 3 panel, wood (1320)
Door Type II	Wood, glass	Fair	(2) 15 lites, wood frame (1318, 1322)
Door Type III	Wood, glass	Fair	(2) 1 square lite, wood frame (1322)
Window Type I	Wood, glass	Poor	(2) 15 lites, wood frame, casement
Window Type II	Vinyl, glass	Fair	(1) 2 lites, vinyl frame, slider, non-historic
Window Type III	n/a	n/a	(3) Boarded
1318 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory

UNIT WAS NOT ACCESSIBLE - ASSUME SIMILIAR CONDITION			
1320 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood plank	Poor	Cabinets and appliances are missing or unusable.
Kitchen - Ceiling	Drywall	Poor	
Kitchen - Flooring	Linoleum	Poor	
Kitchen - Fixtures	Porcelain	Poor	Sink
Bathroom - Walls	Drywall	Poor	
Bathroom - Ceiling	Drywall	Poor	
Bathroom - Flooring	Unknown		Not visible due to debris from ceiling. Assume poor condition.
Bathroom - Fixtures	Cast iron	Poor	Sink with original fixture
Main Room - Walls	Wood plank	Poor	Damage includes holes, scratches, missing paint and wallpaper
Main Room - Ceiling	Plaster	Fair	Wallpaper and plaster missing and falling off structure
Main Room - Flooring	Linoleum over wood	Poor	Have been ground down and covered with various materials over time to be unrecognizable
Main Room - Other	n/a	n/a	
Doors	Wood	Poor	Total Interior Doors: 2 Historic: 2 Non-historic: 0
MEP	n/a	n/a	Small gas heater; water heater in kitchen.
Other	n/a	n/a	
1322 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood plank	Fair	
Kitchen - Ceiling	Wood plank	Fair	
Kitchen - Flooring	Hardwood	Poor	
Kitchen - Fixtures	Porcelain sink	Poor	
Bathroom - Walls	Wood plank	Poor	
Bathroom - Ceiling	Wood plank	Poor	
Bathroom - Flooring	Wood parquet	Poor	Built up over original.
Bathroom - Fixtures	Cast iron, porcelain	Poor	Sink and toilet, hand towel holder in fair condition
Main Room - Walls	Wood plank	Good	Stained finish; scalloped trim
Main Room - Ceiling	Wood plank	Good	Stained finish
Main Room - Flooring	Wood	Fair	Oak hardwood; poor condition near the door due to water damage
Main Room - Other	Stone fireplace	Good	
Main Room - Other	Fireplace hearth	Poor	Stone intact but mortar loose
Doors	Wood	Fair	Total Interior Doors: 1 Historic: 1 Non-historic: 0
MEP	n/a	n/a	Never radiator in corner, vented to exterior
Other			Brick hearth in Main Room is bricked in and has stubbed pipes nearby indicating possible use of a stove

BUILDING INFORMATION			
Common Name:	Boam House		
Secondary Name(s):	n/a		
Address on Allen Park Drive:	1343, 1345		
Construction Date(s):	c. 1854; c. 1940		
Architectural Style:	Central Passage (I House)/Vernacular		
Historic Evaluation:	Eligible/Contributing		
Evaluation Criterion:	Criterion C		
Evaluation for Rehab and Reuse:	High		
Preliminary Treatment Recommendation:	Rehabilitation		
Evaluation for Moving:	Low/Difficult		
Evaluation for Salvage:	Low/Possible		
Other:			
EXTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Structure	Log, hewn	Fair	Unknown system but gaps in siding reveal a parent post and beam system; some stone structure may be utilized; south wall is tilting out at the upper level
Roof	Asphalt shingle	Poor	Many gaps evident where roof meets walls; fascia missing on every façade
Foundation	Concrete	Fair	Concrete is used for skirting, foundation is unknown; some cracking evident
Sheathing	Log siding	Fair/Poor	Sandstone infill on west side; siding is failing in many places; significant drying and cracking
Windows	Wood	Poor	General paint wood failure on every window; missing portions of sashes and frames; lots of broken glass
Doors	n/a	n/a	Not accessed due to boarding
Porches	Wood	Fair	Not original; concrete landing is completely broken up
Other	n/a	n/a	Severe overgrowth; rear of property is essentially a pile of trash and remnants of the collapsed rear addition; power/utility lines are low enough to be unsafe
DOOR & WINDOW SCHEDULE			
Door Type I	Wood	Fair	(1) 4 panel, wood
Door Type II	n/a	n/a	(4) Boarded
Window Type I	Wood, glass	Poor	(8) 1 over 1, wood frame, casement
Window Type II	Wood, glass	Poor	(5) 2 lites, wood frame, large and small sizes
Window Type III	Wood, glass	Poor	(4) 6 over 6, wood frame, hung
Window Type IV	Wood, glass	Poor	(2) 6 lites, wood frame, casement
Window Type V	Wood, glass	Poor	(1) 1 over 1, wood frame, hung
Window Type VI	Wood, glass	Poor	(1) 4 lites, wood frame
Window Type VII	Wood, glass	Poor	(1) 1 lite, wood frame
Window Type VIII	n/a	n/a	(1) Boarded
1343 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
UNIT WAS NOT ACCESSIBLE - ASSUME SIMILAR CONDITION			
1345 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Log/Lath & Plaster	Poor	Exterior wall has light coming through at bottom, some of the logs have been flattened. Plaster is mostly missing, wallpaper remnants on west wall.
Kitchen - Ceiling	Missing	n/a	The ceiling is missing exposing the rafters and subfloor.
Kitchen - Flooring	Hardwood	Poor	
Kitchen - Fixtures	Missing	n/a	
Bathroom - Walls	Lath & Plaster	Poor	Pink ceramic tile framing tub
Bathroom - Ceiling	Lath & Plaster	Poor	Plaster is mostly gone
Bathroom - Flooring	Tile	Fair	Pink tile
Bathroom - Fixtures	Cast Iron	Fair	50's era sink, toilet, and tub (tub is poor).
Main Room - Walls	Log/Lath & Plaster	Poor	Plaster is entirely gone on north wall. Insulation is falling out of walls.
Main Room - Ceiling	Missing	n/a	The ceiling is missing exposing the rafters and subfloor. Remnants of L&Plaster upstairs
Main Room - Flooring	Hardwood	Fair	
Main Room - Other	Stone	Fair	Fireplace, extends through second floor which has an ornate cast iron grate.
Doors	Wood	Poor	Total Interior Doors: 2 Historic 2 Non-historic: 0
MEP	n/a	n/a	
Other	n/a	n/a	Possible water leak upstairs. Staircase is fair, some ballisters missing upstairs, side of staircase is wood panel sheets.

BUILDING INFORMATION			
Common Name:	The Aviary		
Secondary Name(s):	The Pool House		
Address on Allen Park Drive:	n/a		
Construction Date(s):	c. 1940		
Architectural Style:			
Historic Evaluation:	Not Eligible		
Evaluation Criterion:	n/a		
Evaluation for Rehab and Reuse:	Low		
Preliminary Treatment Recommendation:	Deconstruction and Salvage		
Evaluation for Moving:	Low/Difficult		
Evaluation for Salvage:	Low/Difficult		
Other:	n/a		
EXTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Structure	Wood	Poor	Wood framing collapsed in several sections
Roof	Asphalt shingles	Poor	Large holes in roof; structural failure evident by bowing in the middle; asphalt shingles missing and non-functional; debris collected on roof
Foundation	Wood platform	Poor	Structure rests on a wood platform supported partially by the ground and partly by a cribbing system that extends from ground level down to the bottom of the creek valley; cribbing is in fair enough condition to continue supporting the structure but wood decking has holes and is collapsed in some sections
Sheathing	Wood siding	Fair	Intact around most of the original building but has been compromised by the overall movement of the structure
Windows	Wood	Poor	All are missing, broken, and/or have failing paint and individual members
Doors	n/a	n/a	No doors exist
Porches	Wood	Poor	Two porches exist. West porch is a wood framed system with wire mesh forming an outdoor bird containment area; due to platform failure, the west porch has shifted, though individual members continue to function in fair condition. The front porch has a concrete block pony wall with large fixed picture windows in a wood framing system and flat wood roof; the front porch structure is missing windows and the roof and fascia are missing. Windows on the east and west side have been replaced with corrugated metal.
Other	n/a	n/a	Overall building is extremely unsafe due to structural collapse
DOOR & WINDOW SCHEDULE			
Door Type I	n/a	n/a	No doors present
Window Type I	Wood, glass	Poor	(4) 1 over 1, wood frame, hung
Window Type II	Wood, glass	Poor	(2) 9 lites, wood frame, with bird door insert
INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
INTERIOR WAS NOT ACCESSIBLE DUE TO POOR CONDITION AND STRUCTURAL INSTABILITY			

BUILDING INFORMATION			
Common Name:	Ye Olde George Albert		
Secondary Name(s):	The Fourplex; YOGA		
Address on Allen Park Drive:	1371, 1373, 1375, 1377		
Construction Date(s):	1932		
Architectural Style:	Rustic/Parkitecture		
Historic Evaluation:	Eligible/Contributing		
Evaluation Criterion:	Criterion C		
Evaluation for Rehab and Reuse:	High		
Preliminary Treatment Recommendation:	Preservation		
Evaluation for Moving:	Low/Difficult		
Evaluation for Salvage:	Low/Possible		
Other:	This was the last building on site that was functioning well enough to be rented to tenants in 2017		
EXTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Structure	Wood frame	Good	No settling or leaning
Roof	Asphalt shingles	Good	Evidence of wind storm damage on front façade is minor; gutters are fair;
Foundation	Concrete	Fair	Some cracking on east; log at foundation level on rear façade requires replacement
Sheathing	Log siding	Fair	Overall drying, cracking and splitting of wood; varying width of gaps between siding have developed and chinking is missing
Windows	Wood	Good	Minor stain and member failure; some windows have screen while others do not, and some are makeshift; some windows broken
Doors	Wood	Fair	Three doors are original, one (1375) is a replacement; original wood screen doors also in fair condition
Porches	Wood	Good/Poor	Front porch is log and wood with concrete walkways and is good; Side porches to access second story entrances are wood with some leaning with unstable treads and railings, overall is poor
Other	Fieldstone	Fair	Non-structural two-story rock pillars at corners have moss, dirt, and some missing mortar
Noncontributing	n/a	n/a	Second story wood stairways, decks, and railings
DOOR & WINDOW SCHEDULE			
Door Type I	Wood, glass	Good	(1) 15 lites, wood frame
Door Type II	Wood, glass	Good	(1) 10 lites, wood frame
Door Type III	Wood, glass	Good	(1) 6 lites, wood frame
Door Type IV	Wood	Good	(1) Solid wood
Door Type V	n/a	n/a	(1) Boarded

Window Type I	Wood, glass	Fair	(24) 9 lites, wood frame
Window Type II	Wood, glass	Fair	(2) 6 lites, wood frame
Window Type III	n/a	n/a	(8) Boarded
1371 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood Plank	Fair	
Kitchen - Ceiling	Wood Plank	Fair	
Kitchen - Flooring	Vinyl	Fair	Non-historic
Kitchen - Fixtures	Cast Iron	Fair	Possibly original faucet
Bathroom - Walls	Wood Plank	Fair	Painted
Bathroom - Ceiling	Wood Plank	Fair	
Bathroom - Flooring	Hardwood	Fair	
Bathroom - Fixtures	Cast Iron	Fair	Sink with original fixture and tub
Main Room - Walls	Wood Plank	Fair	Doorways have shallow peaked lintels
Main Room - Ceiling	Wood Plank	Fair	
Main Room - Flooring	Hardwood	Fair	
Main Room - Other			
Doors	Wood Plank	Fair	Total Interior Doors: 3 Historic: 3 Non-historic: 0
MEP	n/a	n/a	Standing heating unit
Other			Possibly historic light by front door
1373 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood plank	Fair	
Kitchen - Ceiling	Wood plank	Fair	
Kitchen - Flooring	Vinyl	Fair	Non-historic
Kitchen - Fixtures	Wood	Fair	Cabinets
Bathroom - Walls	Wood plank	Fair	
Bathroom - Ceiling	Wood plank	Good	
Bathroom - Flooring	Tile	Poor	Possibly original
Bathroom - Fixtures	Cast iron	Poor	Tub
Bathroom - Fixtures	Cast iron	Fair	Sink with original fixture
Main Room - Walls	Wood plank	Fair	Doorways have shallow peaked lintels
Main Room - Ceiling	Wood plank	Fair	
Main Room - Flooring	Hardwood	Fair	Buckle extends through main room almost to north wall in bedroom
Main Room - Other	n/a	n/a	
Doors	Wood plank	Fair	Total Interior Doors: 3 Historic: 3 Non-historic: 0
MEP	n/a	n/a	Standing heating unit
Other	n/a	n/a	
1375 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
UNIT WAS NOT ACCESSIBLE - ASSUME SIMILIAR CONDITION			
1377 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood plank	Fair	
Kitchen - Ceiling	Wood plank	Fair	
Kitchen - Flooring	Linoleum tiles	Poor	Non-historic
Kitchen - Fixtures	Wood	Fair	Cupboards
Bathroom - Walls	Wood plank	Poor	
Bathroom - Ceiling	Wood plank	Fair	
Bathroom - Flooring	Vinyl	Fair	Non-historic
Bathroom - Fixtures	Cast iron, porcelain	Poor	Sink with original fixture, toilet and tub
Main Room - Walls	Wood panel	Fair	Doorways have shallow peaked lintels
Main Room - Ceiling	Wood panel	Fair	
Main Room - Flooring	Wood	Fair	
Main Room - Other	n/a	n/a	
Doors	Wood plank	Fair	Total Interior Doors: 6 Historic: 6 Non-historic: 0
MEP	n/a	n/a	Standing heating unit
Other	n/a	n/a	

BUILDING INFORMATION			
Common Name:	1384 Duplex		
Secondary Name(s):	n/a		
Address on Allen Park Drive:	1384, 1386		
Construction Date(s):	c. 1910; 1947		
Architectural Style:	Vernacular		
Historic Evaluation:	Eligible/Contributing		
Evaluation Criterion:	Criterion C		
Evaluation for Rehab and Reuse:	Moderate		
Preliminary Treatment Recommendation:	Rehabilitation		
Evaluation for Moving:	Low/Difficult		
Evaluation for Salvage:	Moderate/Possible		
Other:	Moved onto the site in 1947		
EXTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Structure	Wood frame	Good	Rear façade is up against the hillside where drainage toward the house would be expected; front of the building at center shows settling
Roof	Asphalt shingles	Poor	Front facade fascia missing and broken; shingles show total failure; debris collected on roof
Foundation	Concrete block	Good	No settling evident; foundation is partially covered on west by plywood skirting
Sheathing	Wood siding	Fair	Overall weathering, missing paint and minor damage; south side has the most need
Windows	Wood	Fair	Sills are very damaged; at least one window is broken; all windows missing paint, some damaged members especially on lower sashes
Doors	Wood	Good	Painted screen doors are fair
Porches	Wood	Fair	Boardwalk style decks have minor wear; west side concrete stoop is settling; wood is treated lumber, unstained
Other	n/a	n/a	Evidence of a possible small stream ran in front in the past
DOOR & WINDOW SCHEDULE			
Door Type I	Wood	Good	(1) Solid wood
Door Type II	Wood, glass	Good	(1) 1/2 glass over single panel, wood
Window Type I	Wood, glass	Poor	(12) 2 over 2, wood frame, hung
Window Type II	Wood, glass	Poor	(6) 1 over 1, wood frame, hung
1384 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Plaster	Poor	Peeling

Kitchen - Ceiling	Drywall	Poor	Completely caved in
Kitchen - Flooring	Linoleum	Fair	
Kitchen - Fixtures	Metal/wood/stainless steel	Poor	
Bathroom - Walls	Plaster	Fair	
Bathroom - Ceiling	Plaster	Fair	Completely caved in
Bathroom - Flooring	Tile	Good	Original floor tile
Bathroom - Fixtures	Porcelain/stainless steel,	Poor	Original sink with faucets and toilet
Main Room - Walls	Plaster	Fair	
Main Room - Ceiling	Drywall	Poor	Completely collapsed
Main Room - Flooring	Wood	Fair	
Main Room - Other	n/a	n/a	
Bedroom - Walls	Plaster	Fair	Peeling
Bedroom - Ceiling	Plaster	Fair	Hole in ceiling, peeling
Bedroom - Flooring	Wood	Fair	
Bedroom - Other	n/a	n/a	
Doors	Wood	Fair	Total Interior Doors: 1 Historic: 1 Non-historic: 0
MEP	n/a	n/a	Crawlspace heating with grate in floor.
Other	n/a	n/a	Secondary room has a closet.
1386 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Plaster	Fair	
Kitchen - Ceiling	Plaster	Poor	Collapsed
Kitchen - Flooring	Linoleum	Fair	
Kitchen - Fixtures	Metal/wood	Fair	Metal and wood cabinets
Bathroom - Walls	Plaster		
Bathroom - Ceiling	Plaster		
Bathroom - Flooring	Tile	Fair	Original floor tile and fixtures
Bathroom - Fixtures	Porcelain/stainless steel	Poor	Original sink with faucet, tub, and toilet
Main Room - Walls	Plaster	Good	
Main Room - Ceiling	Drywall	Poor	Water infiltration
Main Room - Flooring	Carpet	Poor	Over wood floor
Main Room - Other	n/a	n/a	
Bedroom - Walls	Plaster	Good	
Bedroom - Ceiling	Drywall	Fair	Small hole present
Bedroom - Flooring	Wood	Good	
Bedroom - Other	n/a	n/a	
Doors	Wood	Fair	Total Interior Doors: 3 Historic: 3 Non-historic: 0
MEP	n/a	n/a	Crawlspace heating with grate in floor; water heater in the closet
Other	n/a	n/a	

BUILDING INFORMATION			
Common Name:	1387 Duplex		
Secondary Name(s):	n/a		
Address on Allen Park Drive:	1387, 1389		
Construction Date(s):	c. 1910; 1946		
Architectural Style:	Vernacular		
Historic Evaluation:	Eligible/Contributing		
Evaluation Criterion:	Criterion C		
Evaluation for Rehab and Reuse:	Moderate		
Preliminary Treatment Recommendation:	Rehabilitation		
Evaluation for Moving:	Moderate/Possible		
Evaluation for Salvage:	High/Possible		
Other:	Moved onto the site in 1946		
EXTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Structure	Wood frame	Poor	Settling in the middle; whole west side has been compromised and is falling toward the creek
Roof	Asphalt shingles	Poor	Shingles are in total failure; structure has noticeable settling; uncovered hole present in roof; debris collected on roof; moss present; partial gutters ineffective
Foundation	Concrete block	Poor	North (rear) façade of west wing has been skirted with concrete layer to deflect water; significant crack has developed
Sheathing	Wood siding	Fair	Two types of wood siding are present; all have weathered with peeling paint and minor damage; more damage evident where significant settling has occurred
Windows	Wood	Fair	Overall peeling paint and minor damage to members and sashes; one broken window on east side; several windows and their frames have been compromised and askew due to settling
Doors	Wood	Fair	Original screen doors are fair
Porches	Wood	Poor	Railings, decking, and steps are all very deterioriated with west side porch on the verge of collapse; stone walkways and landings are cracked and broken
Other	n/a	n/a	n/a
Noncontributing	n/a	n/a	1387 porch and railing; 1389 stoop railing
DOOR & WINDOW SCHEDULE			
Door Type I	Wood, glass	Fair	(2) 1/3 glass over 3 panels, wood
Window Type I	Wood, glass	Fair	(5) 1 over 1, wood frame, hung
Window Type II	Wood, glass	Fair	(4) 8 over 8, wood frame, hung
Window Type III	Wood, glass	Fair	(2) 6 lites, wood frame, casement
Window Type IV	Wood, glass	Fair	(2) Picture window, large
Window Type V	Wood, glass	Fair	(1) Picture window, small
Window Type VI	Wood, glass	Fair	(1) 9 lites, wood frame, fixed, decorative muntin pattern

1387 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood/drywall	Fair	
Kitchen - Ceiling	Drywall	Poor	Holes in ceiling
Kitchen - Flooring	Wood	Poor	
Kitchen - Fixtures	Porcelain/stainless steel/tile/wood	Poor	Original sink and faucet, tile countertop, and wood cabinets
Bathroom - Walls	Wood/plastic sheeting	Fair/Poor	
Bathroom - Ceiling	Wood	Poor	Holes in ceiling
Bathroom - Flooring	n/a	Poor	Cannot determine as it is covered with ceiling and roof debris.
Bathroom - Fixtures	Stainless steel/porcelain	Poor	Original sink and faucet.
Main Room - Walls	Drywall	Fair	
Main Room - Ceiling	Drywall	Fair	
Main Room - Flooring	Wood	Poor	
Main Room - Other	Wood	Good	Trim for doors, windows, baseboards and ceiling
Bedroom - Walls	Wood planks	Good	
Bedroom - Ceiling	Drywall	Fair	
Bedroom - Flooring	Wood	Fair	
Bedroom - Other	n/a	n/a	
Doors	Wood	Fair	Total Interior Doors: 1 Historic: 1 Non-historic: 0
MEP	n/a	n/a	
Other	n/a	n/a	
1389 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood paneling	Good	
Kitchen - Ceiling	Drywall	Good	
Kitchen - Flooring	Linoleum	Fair	
Kitchen - Fixtures	Stainless steel/wood	Poor	Original faucet and wood cabinets
Bathroom - Walls	Plastic sheeting	Poor	
Bathroom - Ceiling	Wood	Fair	
Bathroom - Flooring	Tile	Poor	
Bathroom - Fixtures	Porcelain/stainless steel	Poor	Original sink with faucets, toilet and bathtub
Main Room - Walls	Wood planks	Good	
Main Room - Ceiling	Wood paneling	Good	
Main Room - Flooring	Carpet	Poor	
Main Room - Other	n/a	n/a	
Bedroom - Walls	Wood planks	Fair	Non-historic
Bedroom - Ceiling	Wood paneling	Fair	Non-historic
Bedroom - Flooring	Carpet	Poor	
Bedroom - Other	Wood	Good	Trim for doors and windows
Doors	Wood	Fair	Total Interior Doors: 2 Historic: 2 Non-historic: 0
MEP	n/a	n/a	Crawlspace heating with grate in floor.
Other	n/a	n/a	

BUILDING INFORMATION			
Common Name:	The Mary Rose		
Secondary Name(s):	1401 Duplex		
Address on Allen Park Drive:	1401, 1403		
Construction Date(s):	c. 1910; c. 1941		
Architectural Style:	Vernacular		
Historic Evaluation:	Eligible/Contributing		
Evaluation Criterion:	Criterion C		
Evaluation for Rehab and Reuse:	Moderate		
Preliminary Treatment Recommendation:	Rehabilitation		
Evaluation for Moving:	Moderate/Possible		
Evaluation for Salvage:	High/Possible		
Other:	Moved onto the site between 1941 and 1946.		
EXTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Structure	Wood frame	Good	Very little, if any, settling; no leaning evident
Roof	Asphalt shingles	Good	Shingles have been replaced in last 10 years; extreme wave in the decking or roof structure; significant damage to soffit; roof gutters are present in some sections but have failed; debris collected on roof
Foundation	Concrete	Good	Very little, if any, settling
Sheathing	Wood siding	Fair	Weathering has caused peeling paint, minor damage
Windows	Wood	Fair	Six windows are vinyl replacements; some windows missing frames and glass; remaining frames have significant paint failure and wood damage, especially on the lower rail of the lower sashes and on sills
Doors	Wood	Fair	Doors on rear façade are replacements; original wood screen doors on front are poor; wood rear steps are poor
Porches	Concrete	Fair	Stoops are good, while walkways have a fair amount of cracking, spalling
Other	Fiedstone	Good	Prominent exterior fireplace of fieldstone with a concrete sign area is good; power/utility lines are low enough to be unsafe
Noncontributing	n/a	n/a	Replacement windows are noncontributing features
DOOR & WINDOW SCHEDULE			
Door Type I	Wood, glass	Poor	(2) 10 lites, wood
Door Type II	n/a	n/a	(1) Boarded
Window Type I	Wood, glass	Poor	(7) 4 over 4, wood frame, hung

Window Type III	Wood, glass	Poor	(3) Picture window
Window Type III	Vinyl, glass	Fair	(3) 2 lites, sliders, non-historic
Window Type IV	Wood, glass	Poor	(1) 16 lites, wood frame, fixed
Window Type V	n/a	n/a	(1) Boarded
1401 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Drywall	Fair	
Kitchen - Ceiling	Drywall	Good	
Kitchen - Flooring	Vinyl	Fair	Modern 4" beige squares
Kitchen - Fixtures	modern	Fair	1983 crates used as shelves
Bathroom - Walls	Wood Plank	Poor	Painted white
Bathroom - Ceiling	Wood Plank	Fair	Painted white
Bathroom - Flooring	Vinyl	Poor	Modern
Bathroom - Fixtures	Porcelain	Fair	All bathroom fixtures are modern
Main Room - Walls	Drywall	Fair	
Main Room - Ceiling	Drywall	Good	
Main Room - Flooring	Carpet/hardwood	Poor/Poor	Hardwood in entry room only.
Main Room - Other	n/a	n/a	
Doors	Composite	Fair	Total Interior Doors: 1 Historic: 0 Non-historic: 1
MEP	n/a	n/a	Water heater in kitchen; crawlspace heating with floor grate in hall that is broken.
Other	n/a	n/a	
1403 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood Plank	Fair	Painted white
Kitchen - Ceiling	Wood Plank	Fair	Painted white
Kitchen - Flooring	Hardwood	Fair	
Kitchen - Fixtures	Porcelain	Fair	Possibly historic counter, sink and fixture
Bathroom - Walls	Wood Plank	Good	
Bathroom - Ceiling	Wood Plank	Good	
Bathroom - Flooring	1' Modern Tile	Fair	
Bathroom - Fixtures	Cast Iron	Poor	Original sink with fixture, original tub possibly fixture, possibly original toilet.
Main Room - Walls	Wood Plank	Good	
Main Room - Ceiling	Wood Strips	Poor	Painted white
Main Room - Flooring	Hardwood	Fair	
Main Room - Other	n/a	n/a	
Doors	Wood	Fair	Total Interior Doors: 6 Historic: 5 Non-historic: 1
MEP	n/a	n/a	Crawlspace heating with grate in bedroom floor.
Other	n/a	n/a	

BUILDING INFORMATION			
Common Name:	The Roberta		
Secondary Name(s):	1411 Duplex		
Address on Allen Park Drive:	1411, 1413		
Construction Date(s):	c. 1910; c. 1941		
Architectural Style:	Vernacular		
Historic Evaluation:	Eligible/Contributing		
Evaluation Criterion:	Criterion C		
Evaluation for Rehab and Reuse:	Moderate		
Preliminary Treatment Recommendation:	Rehabilitation		
Evaluation for Moving:	Moderate/Possible		
Evaluation for Salvage:	High/Possible		
Other:	Moved onto the site between 1941 and 1946		
EXTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Structure	Wood frame	Fair	Very minor settling apparent in unevenness of façade and some window openings being out of plumb
Roof	Asphalt shingles	Good	Shingles have been replaced within last 10 years; some water damage to fascia; debris collected on roof
Foundation	Concrete	Fair	A few cracks on the front façade; minor settling; large hole to crawlspace is open to weather and access
Sheathing	Wood siding	Fair	Some paint failure and wood damage evident
Windows	Wood	Fair	Weathering has caused peeling paint and minor damage to wood members, mainly on lower sashes and sills; some are borken on the north and south facades
Doors	Wood	Fair	Screen doors on front are replacements; two doors on rear are also original and wood and in good condition; one screen door on the back is original wood and one is a replacement
Porches	Concrete	Fair	Concrete walkway leading to steps is scored and cracked, spalling; concrete steps are good
Other	Brick	Fair	Brick pillars at front entrys are leaning significantly; structurally the piers appear to be good; power/utility lines are low enough to be unsafe
DOOR & WINDOW SCHEDULE			
Door Type I	Wood, glass	Fair	(3) 4 lites over 2 panels, wood
Door Type II	Wood, glass	Fair	(1) 1/2 glass over single panel, wood
Window Type I	Wood, glass	Fair	(8) 4 over 4, wood frame, hung
Window Type II	Wood, glass	Fair	(3) single pane, wood frame, casement
Window Type III	Wood, glass	Fair	(2) 8 lites, wood frame, casement

Window Type IV	Wood, glass	Fair	(1) 4 over 2, wood frame, hung
1411 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood Plank	Fair	
Kitchen - Ceiling	Wood Plank	Fair	
Kitchen - Flooring	Hardwood	Fair	
Kitchen - Fixtures	Metal	Good	Original fixture, modern sink
Bathroom - Walls	Wood Plank	Good	Painted pale yellow, shower walls modern gray tile
Bathroom - Ceiling	Wood Plank	Fair	Painted pale yellow
Bathroom - Flooring	1' Modern Tile	Good	Tile base board
Bathroom - Fixtures	Cast Iron	Good	Sink with original fixture. Tub and toilet modern.
Main Room - Walls	Wood Plank	Fair	Bedroom walls are wood paneling. Lower boards are horizontal upper boards are vertical
Main Room - Ceiling	Wood Plank	Fair	
Main Room - Flooring	Hardwood	Fair	
Main Room - Other	n/a	n/a	
Doors	Wood	Fair	Total Interior Doors: 6 Historic: 6 Non-historic: 0
MEP	n/a	n/a	Heat grates set in the floor in the main room and bedroom.
Other	n/a	n/a	
1413 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood Plank	Good	Planks are painted white.Tile backsplash (pink and maroon) is most likely original
Kitchen - Ceiling	Wood Plank	Fair	
Kitchen - Flooring	Hardwood	Fair	
Kitchen - Fixtures	Porcelain	Fair	Original sink possibly original fixtures and cupboards
Bathroom - Walls	Wood Paneling	Good	Paneling does not reach ceiling and turns to sheet rock. White modern baseboards.
Bathroom - Ceiling	Wood paneling	Good	Paneling is painted
Bathroom - Flooring	Modern vinyl	Good	
Bathroom - Fixtures	Cast Iron	Fair	Sink with original fixture and tub
Main Room - Walls	Wood Plank	Good	Many walls painted white
Main Room - Ceiling	Wood Plank	Good	East bedroom unpainted wood paneling. West bedroom white paneling.
Main Room - Flooring	Hardwood	Fair	
Main Room - Other			
Doors	Wood	Fair	Total Interior Doors: 4 Historic: 4 Non-historic: 0
MEP			Water heater in kitchen; crawlspace heating with grates in Main Room and Bedroom floors.
Other	n/a	n/a	

BUILDING INFORMATION			
Common Name:	1414 Duplex		
Secondary Name(s):	n/a		
Address on Allen Park Drive:	1414, 1416		
Construction Date(s):	c. 1910; 1943		
Architectural Style:	Vernacular		
Historic Evaluation:	Eligible/Contributing		
Evaluation Criterion:	Criterion C		
Evaluation for Rehab and Reuse:	Moderate		
Preliminary Treatment Recommendation:	Rehabilitation		
Evaluation for Moving:	Moderate/Possible		
Evaluation for Salvage:	High/Possible		
Other:	Moved onto the site in 1943		
EXTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Structure	Wood frame	Good	Very little settling overall with only some minor settling on south façade where addition meets to form the "L" shape
Roof	Asphalt shingles	Poor	Shingles are in complete failure; debris collected on roof; chimney is good other than deterioriated mortar; gutters, where present, are poor; wavyness present showing compromised structure; roofline transition where structures are joined has created poor drainage situation resulting in water damage to south side and settling in this location
Foundation	Concrete block	Fair	East side is missing some concrete blocks leaving a large opening; foundation is partially covered by a 1x10 trim board
Sheathing	Wood siding	Good	Three types of siding present; all have experience weathering, peeling paint, minor damage
Windows	Wood	Fair	All require attention to peeling paint some minor damage to members, sills, and sashes; one broken on west side
Doors	Wood	Good	Original wood screens doors are fair
Porches	Concrete	Good	Some concrete block along 1416 entryway is missing; scored concrete for 1414 is partially cracked or missing
Other	n/a	n/a	Large and deep hole in the ground near 1414 walkway could possibly be a septic access, but is a hazard; these are covered currently by unattached and unlocked plywood boards throughout the site in various locations; power/utility lines are low enough to be unsafe
DOOR & WINDOW SCHEDULE			
Door Type I	Wood, glass		(2) 1/2 glass over 3 panels, wood
Door Type II	n/a	n/a	(1) Boarded
Window Type I	Wood, glass		(4) 12 lites, wood frame, casement
Window Type II	Wood, glass		(2) 4 lites, wood frame, casement

Window Type III	Wood, glass		(2) 1 over 1, wood frame, hung
Window Type IV	Wood, glass		(2) 4 over 4, wood frame, hung
Window Type V	Wood, glass		(1) single pane, wood frame, casement
Window Type VI	n/a	n/a	(1) Boarded
1414 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood Plank	Good	
Kitchen - Ceiling	Wood	Good	
Kitchen - Flooring	Vinyl	Good	Immitation stone tile 1' grid pattern
Kitchen - Fixtures	Porcelain/Wood	Fair	Possibly original cupboards and sink
Bathroom - Walls	Wood Plank	Fair	
Bathroom - Ceiling	Plywood	Good	
Bathroom - Flooring	Tile	Fair	Original herringbone pattern approx 1-2" tiles
Bathroom - Fixtures	Cast iron/porcelain/stainless steel	Poor	Original sink and faucets, toilet and tub
Main Room - Walls	Wood Plank	Good	Bedrooms have modern paneling on the walls and a modern floor. Planks start above baseboard. Some planks are horizontal.
Main Room - Ceiling	Wood Plank	Good	
Main Room - Flooring	Hardwood	Good	
Main Room - Other	n/a	n/a	
Doors	Wood plank	Good	Total Interior Doors: 1 Historic: 1 Non-historic: 0
MEP	n/a	n/a	Crawlspace heating with floor grate in secondary room; water heater by bathroom door in kitchen alcove.
Other	n/a	n/a	Painted red and gold stucco faced cupboard in secondary room.
1416 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood Plank	Good	
Kitchen - Ceiling	Wood Plank	Good	
Kitchen - Flooring	Linolium	Fair	Yellow and Green abstract stiped pattern
Kitchen - Fixtures	Porcelain/wood	Good	Original counter set up, cream tile, wood cabinets
Bathroom - Walls	Wood Plank	Fair	Shower walls are white fiberglass/acrylic (unsure), there is a wooden cupboard in the shower
Bathroom - Ceiling	Wood Plank	Fair	
Bathroom - Flooring	Ceramic Tile	Fair	1" hexagons. Likely original.
Bathroom - Fixtures	Various	Good	Modern
Main Room - Walls	Wood Plank	Good	
Main Room - Ceiling	Wood Plank	Good	
Main Room - Flooring	Hardwood	Good	
Main Room - Other	n/a	n/a	
Doors	Wood	Fair	Total Interior Doors: 1 Historic: 0 Non-historic: 1
MEP	n/a	n/a	Crawlspace heating with floor grate in Main Room.
Other	n/a	n/a	

BUILDING INFORMATION			
Common Name:	The Sally Ann		
Secondary Name(s):	1417 Duplex		
Address on Allen Park Drive:	1417, 1419		
Construction Date(s):	c. 1910; c. 1941		
Architectural Style:	Vernacular		
Historic Evaluation:	Eligible/Contributing		
Evaluation Criterion:	Criterion C		
Evaluation for Rehab and Reuse:	Moderate		
Preliminary Treatment Recommendation:	Rehabilitation		
Evaluation for Moving:	Moderate/Possible		
Evaluation for Salvage:	High/Possible		
Other:	Moved onto the site between 1941 and 1946		
EXTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Structure	Wood frame	Fair	Severe settling/collapse in area where the two units come together; windows, doors, and siding are out of plumb throughout the entire middle of the front and rear façades
Roof	Asphalt shingles	Fair	Shingles are compromised in effectiveness; roof has significant sag on the rear; missing and damaged fascia and soffit boards; entryway gutters on front are ineffective; collection of debris and large branch on roof
Foundation	Concrete	Good	No evidence of settling
Sheathing	Wood siding	Fair	General weathering, peeling paint, and minor damage; significant damage and completely missing paint where units meet in the center, which is the location of settling
Windows	Wood	Poor	Rear façade require particular attention as peeling paint, dry rot, and damage is worse there than on other façades; some windows have frame separation due to settling; one broken window on main façade
Doors	Wood	Fair	Original wood screen doors are fair; French doors on main façade are poor with large gaps in wood with severe deterioration at the bottom
Porches	Wood	Fair	Sloped roof set on double corner posts and on center post, painted; no railing; concrete landings at ground level are fair
Other	n/a	n/a	Power/utility lines are low enough to be unsafe
Noncontributing	n/a	n/a	Rear wood deck
DOOR & WINDOW SCHEDULE			
Door Type I	Wood, glass	Poor	(4) 5 horizontal, recatangular lites, wood frame, French door
Door Type II	Wood, glass	Poor	(2) single pane over single panel, wood

Door Type III	Wood, glass	Poor	(1) 4 lites over 2 panels, wood
Door Type IV	Wood, glass	Poor	(1) 15 lites, wood
Door Type V	Wood, glass	Poor	(1) single pane with decorative muntin pattern over single panel, wood
Door Type VI	n/a	n/a	(1) Boarded
Window Type I	Wood, glass	Poor	(5) 2 over 2, wood frame, hung
Window Type II	Wood, glass	Poor	(2) 3 over 3, wood frame, hung
Window Type III	Wood, glass	Poor	(1) 1 over 1, wood frame, hung
Window Type IV	Wood, glass	Poor	(1) 20 lites, wood frame, fixed
Window Type V	n/a	n/a	(1) Boarded
1417 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Drywall	Fair	
Kitchen - Ceiling	Drywall	Fair	
Kitchen - Flooring	Wood	Fair	
Kitchen - Fixtures	Cast iron/metal	Fair	Original metal sink cabinet with cast iron top and washboard
Bathroom - Walls	Wood paneling / Dryw	Fair	Lower half is paneling and upper half is drywall
Bathroom - Ceiling	Wood paneling	Fair	
Bathroom - Flooring	Tile	Fair	Possibly historic
Bathroom - Fixtures	Cast iron/porcelain	Fair	Sink with original fixtures, tub, toilet
Main Room - Walls	Drywall	Fair	
Main Room - Ceiling	Drywall	Fair	
Main Room - Flooring	Wood	Fair	
Main Room - Other	n/a	n/a	
Doors	Wood	Fair	Total Interior Doors: 6 Historic: 6 Non-historic: 0
MEP	n/a	n/a	Crawlspace heating with floor grate
Other	n/a	n/a	
1419 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Drywall	Fair	
Kitchen - Ceiling	Drywall	Fair	
Kitchen - Flooring	Wood	Fair	
Kitchen - Fixtures	Wood, porcelain	Fair	Non-historic
Bathroom - Walls	Wood plank	Fair	Lower 3/4 is wood plank and upper 1/4 is drywall
Bathroom - Ceiling	Drywall	Fair	
Bathroom - Flooring	Vinyl	Fair	
Bathroom - Fixtures	Cast iron, porcelain	Fair	Sink with original fixture, tub, toilet
Main Room - Walls	Drywall	Fair	
Main Room - Ceiling	Drywall	Fair	
Main Room - Flooring	Wood	Fair	
Main Room - Dining Room	Wood	Fair	Wood panel painted walls, drywall ceiling, wood floors, wood built-in (non-historic)
Doors	Wood	Fair	Total Interior Doors: 7 Historic: 7 Non-historic: 0
MEP	n/a	n/a	Crawlspace heating with grate in floor; water heater in kitchen.
Other	n/a	n/a	

BUILDING INFORMATION			
Common Name:	1423 Duplex		
Secondary Name(s):	n/a		
Address on Allen Park Drive:	1423, 1425		
Construction Date(s):	c. 1910; c. 1941		
Architectural Style:	Vernacular		
Historic Evaluation:	Eligible/Contributing		
Evaluation Criterion:	Criterion C		
Evaluation for Rehab and Reuse:	Moderate		
Preliminary Treatment Recommendation:	Rehabilitation		
Evaluation for Moving:	Moderate/Possible		
Evaluation for Salvage:	High/Possible		
Other:	Moved onto the site between 1941 and 1946		
EXTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Structure	Wood frame	Poor	Significant settling toward the middle where the two units join; rear wall is bowing inward
Roof	Asphalt shingles	Good/Poor	Shingles on 1423 are poor and have failed; shingles on 1425 have been replaced in last 10 years and are good; no gutters present; large section of missing roof in the rear where the units meet; large gaps in connection between units; debris collected on roof
Foundation	Concrete block	Fair	Mortar is only partially used, some appear to be dry stacked; foundation is partially covered by a 1x10 trim board
Sheathing	Wood siding	Fair	General overall weathering with peeling paint and minor damage' ivy is overgrown and creeping up the east and rear facades
Windows	Wood	Fair/Poor	Areas of significant peeling paint and damage, especially to trim pieces; one replacement window and one broken window on east side; out of plumb sashes and frames due to settling and shifting
Doors	Wood	Good	Original wood screen doors are poor
Porches	Stone, wood	Poor	Stone pergola posts are leaning in various directions; stone is in fair condition with some missing mortar and stones; wood pergola is missing members and has peeling paint and deterioration; concrete steps and stoops are cracked and spalling
Other	n/a	n/a	Power/utility lines are low enough to be unsafe
Noncontributing	n/a	n/a	Replacement windows are noncontributing features
DOOR & WINDOW SCHEDULE			
Door Type I	Wood, glass		(3) 1/2 glass over 3 panels, wood

Window Type I	Wood, glass		(8) 8 lites, wood frame, casement
Window Type II	Wood, glass		(4) 1 lite, wood frame, casement
Window Type III	Wood, glass		(3) 1 lite, wood frame, fixed
Window Type IV	Wood, glass		(2) 2 lites, wood frame, casement
Window Type V	Wood, glass		(1) Tripartite, wood frame
Window Type VI	Vinyl, glass	Fair	(1) 2 lites, vinyl frame, horizontal slider
Window Type V	n/a	n/a	(1) Boarded
1423 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Drywall	Fair	
Kitchen - Ceiling	Drywall	Fair	
Kitchen - Flooring	Linoleum tiles	Fair	Non-historic
Kitchen - Fixtures	Metal	Fair	Historic range
Bathroom - Walls	Drywall	Fair	
Bathroom - Ceiling	Drywall	Fair	
Bathroom - Flooring	Vinyl	Fair	Non-historic
Bathroom - Fixtures	Cast iron/porcelain	Fair	Tub is historic but not fixture, toilet is historic
Main Room - Walls	Drywall/wood	Fair	Painted wood boards on north wall
Main Room - Ceiling	Drywall	Fair	
Main Room - Flooring	Carpet	Poor	
Back Door Vestibule	Wood/drywall	Fair	Hardwood floors, walls and ceiling could be plaster but likely drywall
Doors	Wood	Fair	Total Interior Doors: 3 Historic: 3 Non-historic: 0
Mechanical	n/a	n/a	Crawlspace heating with two grates in the floor grates; water heater in kitchen.
Other	n/a	n/a	
1425 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood panel	Fair	
Kitchen - Ceiling	Fabric	Poor	
Kitchen - Flooring	Vinyl	Fair	Non-historic
Kitchen - Fixtures	Porcelain/wood	Fair	Historic sink and cupboards
Bathroom - Walls	Wood panel	Fair	
Bathroom - Ceiling	Drywall	Poor	
Bathroom - Flooring	Tile	Fair	Non-historic
Bathroom - Fixtures	Porcelain/cast iron	Poor	Sink with original fixture, toilet and tub
Main Room - Walls	Wood plank	Fair	
Main Room - Ceiling	Drywall	Good	
Main Room - Flooring	Wood	Poor	Painted
Main Room - Other	n/a	n/a	
Doors	Wood	Fair	Total Interior Doors: 2 Historic: 2 Non-historic: 0
MEP	n/a	n/a	Crawlspace heating with floor grate in Main Room
Other	n/a	n/a	Ceiling in south bedroom is gone. Rafters exposed.

BUILDING INFORMATION			
Common Name:	1424 Duplex		
Secondary Name(s):	n/a		
Address on Allen Park Drive:	1424, 1426		
Construction Date(s):	c. 1910; c. 1941		
Architectural Style:	Vernacular		
Historic Evaluation:	Eligible/Contributing		
Evaluation Criterion:	Criterion C		
Evaluation for Rehab and Reuse:	Moderate		
Preliminary Treatment Recommendation:	Rehabilitation		
Evaluation for Moving:	Moderate/Possible		
Evaluation for Salvage:	High/Possible		
Other:	Moved onto the site between 1941 and 1946		
EXTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Structure	Wood frame	Poor	Extensive settling in southeast corner and into the middle where the units join
Roof	Asphalt shingle	Fair	Shingles in several places are in a state of failure; structure/decking on back is wavy; debris collected on roof
Foundation	Concrete block	Fair	Foundation is covered partially be a skimmed layer of concrete
Sheathing	Wood siding	Fair	Weathering has caused peeling paint, minor damage on all facades and on trim
Windows	Wood	Fair	Original windows; minor wood and paint failure on all windows
Doors	Wood	Fair	Original doors; wood screen doors are original and fair
Porches	Wood, concrete	Poor	Both are structurally unsound with concrete stoops sloping back toward the house
Other	n/a	n/a	Has a scored concrete walkway to the stoop of 1424
DOOR & WINDOW SCHEDULE			
Door Type I	Wood, glass		(1) 4 lites over single panel, wood
Door Type II	Wood, glass		(1) single pane over 3 panels, wood
Window Type I	Wood, glass		(15) 1 over 1, wood frame, hung
Window Type II	Wood, glass		(1) 6 lites, wood frame, casement
1424 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood planks	Good	
Kitchen - Ceiling	Wood planks	Good	
Kitchen - Flooring	Wood	Fair	
Kitchen - Fixtures	Porcelain/stainless steel/tile/wood	Fair	Original sink and faucet, tile countertop and backsplash, wood cabinets
Bathroom - Walls	Wood planks	Good	

Bathroom - Ceiling	Wood planks	Good	
Bathroom - Flooring	Tile	Fair	
Bathroom - Fixtures	Porcelain/stainless steel	Fair	Original toilet, sink and faucets, and tub
Main Room - Walls	Wood paneling	Good	
Main Room - Ceiling	Plaster	Fair	
Main Room - Flooring	Wood	Fair	
Main Room - Other	n/a	n/a	
Bedroom - Walls	Wood planks	Good	
Bedroom - Ceiling	Wood planks	Good	
Bedroom - Flooring	Wood	Good	
Bedroom - Other	n/a	n/a	
Doors	Wood	Fair	Total Interior Doors: 1 Historic: 1 Non-historic: 0
MEP	n/a	n/a	Crawlspace heating with grate in floor
Other	n/a	n/a	
1426 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Drywall	Fair	
Kitchen - Ceiling	Drywall	Fair	
Kitchen - Flooring	Tile	Fair	Non-historic
Kitchen - Fixtures	Stainless steel/porcelain/tile/wood	Poor	Original sink and faucet, tile countertop and backsplash, wood cabinets
Bathroom - Walls	Drywall	Fair	
Bathroom - Ceiling	Drywall	Fair	
Bathroom - Flooring	Tile	Fair	Non-historic
Bathroom - Fixtures	Porcelain/stainless steel	Fair	Original sink and faucet, toilet, and tub
Main Room - Walls	Plaster/Wood paneling	Fair	Non-historic wood paneling
Main Room - Ceiling	Wood planks	Good	Non-historic
Main Room - Flooring	Wood	Fair	
Main Room - Other	n/a	n/a	
Bedroom - Walls	Drywall/wood paneling	Fair	Non-historic wood paneling
Bedroom - Ceiling	Drywall	Fair	
Bedroom - Flooring	Wood	Fair	
Bedroom - Other	n/a	n/a	
Doors	Wood	Fair	Total Interior Doors: 1 Historic: 1 Non-historic: 0
MEP	n/a	n/a	Crawlspace heating with grate in floor in Main Room; water heater in bedroom closet.
Other	n/a	n/a	Interesting floorplan with extra room before kitchen; only one like it in Allen Park; marble threshold.

BUILDING INFORMATION			
Common Name:	The Ethylene		
Secondary Name(s):	Gas Station		
Address on Allen Park Drive:	1431		
Construction Date(s):	c. 1920; c. 1941		
Architectural Style:	Bungalow		
Historic Evaluation:	Eligible/Contributing		
Evaluation Criterion:	Criterion C		
Evaluation for Rehab and Reuse:	High		
Preliminary Treatment Recommendation:	Rehabilitation		
Evaluation for Moving:	Moderate/Possible		
Evaluation for Salvage:	High/Possible		
Other:	Moved onto the site between 1941 and 1946		
EXTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Structure	Wood frame	Good	Minor settling to the northwest corner
Roof	Asphalt shingle	Poor	Large holes in soffit and eaves; missing entire sections of soffit and eaves; partial gutters are present but ineffective; debris collected on roof
Foundation	Concrete block	Fair	Minor settling to northwest corner; foundation is partially covered by plastic and/or a skimmed layer of concrete as alternative flashing to block further water infiltration
Sheathing	Wood siding	Fair	Original siding; weathering has caused peeling paint and minor damage, however some larger holes have opened due to roof issues
Windows	Wood	Fair	Original windows; one broken on south side; extensive paint failure, wood damage, and frame separation from settling; missing frames on east side have led to windows boarded up
Doors	Wood	Good	Original doors; screen doors are replacements
Porches	Concrete	Good	Concrete steps to main door; steps to secondary door on front façade are entirely missing
Other	n/a	n/a	Ivy on northwest corner causing damage and needs to be removed
Noncontributing	n/a	n/a	Power/utility lines are low enough to be unsafe
DOOR & WINDOW SCHEDULE			
Door Type I	Wood, glass	Fair	(1) 1/2 glass over single panel, wood
Door Type II	Wood, glass	Fair	(1) 1/2 glass over 3 panels, wood
Window Type I	Wood, glass	Poor	(11) 2 lites with transom, wood frame
Window Type II	Wood, glass	Poor	(5) 4 lites with transom, wood frame
Window Type III	Wood, glass	Poor	(4) 1 over 1, wood frame, hung
Window Type IV	Wood, glass	Poor	(2) 2 lites, wood frame, fixed

Window Type V	Vinyl, glass	Fair	(1) 2 lites, vinyl frame, horizontal slider
INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood plank	Fair	
Kitchen - Ceiling	Wood plank	Fair	
Kitchen - Flooring	Hardwood	Fair	
Kitchen - Fixtures	Wood	Fair	There is a bar window between the kitchen and front entry. Possibly original lower cabinets.
Bathroom - Walls	Drywall	Fair	Wall condition may be poor
Bathroom - Ceiling	Drywall	Poor	Massive hole in roof
Bathroom - Flooring	Tile	Poor	Original
Bathroom - Fixtures	Cast Iron, porcelain	Fair	Sink with fixture, toilet
Main Room - Walls	Wood Paneling	Fair	Painted
Main Room - Ceiling	Drywall	Poor	Animals appear to have made multiple holes in ceiling
Main Room - Flooring	Hardwood	Poor	
Main Room - Other	Wood panel	Fair	Walls and ceiling, hardwood painted floor in vestibule
Doors	Wood / Composite	Fair	Total Interior Doors: 3 Historic: 1 Non-historic: 2
MEP	n/a	n/a	Crawlspace heating with grate in floor; water heater in kitchen closet.
Other	n/a	n/a	Baseboard radiator in bathroom

BUILDING INFORMATION			
Common Name:	1434 Duplex		
Secondary Name(s):	n/a		
Address on Allen Park Drive:	1434, 1436		
Construction Date(s):	c. 1910; 1945		
Architectural Style:	Vernacular		
Historic Evaluation:	Eligible/Contributing		
Evaluation Criterion:	Criterion C		
Evaluation for Rehab and Reuse:	Moderate		
Preliminary Treatment Recommendation:	Rehabilitation		
Evaluation for Moving:	Low/Difficult		
Evaluation for Salvage:	Moderate/Possible		
Other:	Moved onto the site in 1945		
EXTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Structure	Wood frame	Fair	Excessive settling into center where units join and to south overall
Roof	Asphalt shingles	Poor	Shingles have reached complete failure; underneath structure is wavy and likely compromised; moss present; no gutters; debris collected on roof
Foundation	Concrete block	Poor	Concrete block is dry stacked without mortar; excessive settling into center where units join and to the south overall; foundation is partially covered by rolled asphalt and/or plastic trim attempting to block further water infiltration; a ten inch skirt of rubble rock in concrete also skirts the back foundation
Sheathing	Wood siding	Fair	Original siding; weathering has caused peeling paint and minor damage; baseboard has completely failed
Windows	Wood	Fair	Original windows; out of plumb from structural settling; sills on east are completely rotted
Doors	Wood	Good/Fair	Original door on 1436 is fair; replacement door on 1434 is good; original painted wood screen doors are fair
Porches	Wood	Good	Pent roof supported by painted triple posts at corners; concrete stoop of 1434 slopes back toward the building
Other	n/a	n/a	Power/utility lines are low enough to be unsafe
DOOR & WINDOW SCHEDULE			
Door Type I	Wood, glass		(1) 1/2 glass, wood
Door Type II	Wood, glass		(1) 1/3 glass over 3 panels, wood
Door Type III	n/a	n/a	(1) Boarded
Window Type I	Wood, glass		(6) 12 lites, wood frame, casements

Window Type II	Wood, glass		(5) 1 over 1, wood frame, hung
Window Type III	Wood, glass		(2) 2 lites, wood frame, casement
Window Type IV	Wood, glass		(2) 6 lites, wood frame, casement
Window Type V	Wood, glass		(2) 4 lites, wood frame, casement
Window Type VI	n/a	n/a	(2) Boarded
1434 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Plaster/wood planks	Fair	
Kitchen - Ceiling	Wood planks	Fair	
Kitchen - Flooring	Linoleum	Poor	
Kitchen - Fixtures	Stainless steel/tile/wood	Poor	Original faucet, tile countertops and backsplash, wood cabinets
Bathroom - Walls	Wood paneling	Fair	
Bathroom - Ceiling	Plaster	Fair	
Bathroom - Flooring	Hex tile	Fair	
Bathroom - Fixtures	Stainless, porcelain	Poor	Original sink, toilet, bathtub, faucet
Main Room - Walls	Drywall/wood planks	Fair/Good	Non-historic wood planks
Main Room - Ceiling	Wood planks on plaster	Fair	Some is missing
Main Room - Flooring	Wood	Poor	
Main Room - Other	n/a	n/a	
Bedroom - Walls	Wood paneling	Good	Non-historic
Bedroom - Ceiling	Wood paneling	Good	Non-historic
Bedroom - Flooring	Wood	Fair	
Doors	n/a	n/a	Total Interior Doors: 0
MEP	n/a	Fair	Crawlspace heating with grate in floor of Main Room
Other	n/a	Poor	Entire structure is leaning to the south; tilting back toward the river
1436 INTERIOR			
Feature	Primary Material	Condition	Annotated Inventory
Kitchen - Walls	Wood paneling	Fair	
Kitchen - Ceiling	Wood paneling	Good	Non-historic
Kitchen - Flooring	Linoleum	Fair	
Kitchen - Fixtures	Stainless steel/tile/wood	Fair	Original faucet, tile countertops and backsplash, and wood cabinets
Bathroom - Walls	Wood paneling/plastic sheeting	Fair/Poor	Non-historic
Bathroom - Ceiling	Drwall	Poor	Large hole in ceiling
Bathroom - Flooring	Hex tile	Fair	
Bathroom - Fixtures	n/a	n/a	All non-historic
Main Room - Walls	Wood paneling	Good	Non-historic
Main Room - Ceiling	Plaster	Poor	Several large and leaking holes
Main Room - Flooring	Carpet	Poor	
Main Room - Other	n/a	n/a	
Bedroom - Walls	Wood paneling	Fair	
Bedroom - Ceiling	Plaster	Poor	
Bedroom - Flooring	Carpet	Poor	
Doors	Wood	Fair	Total Interior Doors: 2 Historic: 2 Non-historic: 0
MEP	n/a	Fair	Crawlspace heating with floor grate in Main Room
Other	n/a	Poor	Entire structure is leaning to the south; tilting back toward the creek; second exterior door to the rear

APPENDIX C: APPROPRIATE TREE LIST

To ensure that Allen Park retains the significant tree canopy a tree succession plan is necessary. Succession planting involves planting new trees in the vicinity of mature trees. This allows the new succession tree to already have several years of growth before the older tree is eventually removed.

Wherever possible succession trees should be the same species as the existing tree, not including invasive species. If a non-invasive cultivar is not available, then the succession tree should match the form and general appearance of the existing tree. Cultivars with better drought tolerance are appropriate and preferred. The presence of pine beetles at the park has made certain genera of evergreen trees unsustainable at Allen Park. Spruces, firs, and most pine species should be avoided. Ash trees should be avoided due to the likely future presence of emerald ash borers.

The following is a list of appropriate succession trees for current invasive or unsustainable trees that will help Allen Park retain its characteristic vegetation.

CULTIVATED SPECIES

- Colorado spruce (*Picea pungens*) - atlas cedar (*Cedrus atlantica*), rocky mountain juniper (*Juniperus scopulorum*) pinyon pine (*Pinus edulis*), Himalayan cedar (*Cedrus deodara*), incense cedar (*Calocedrus (Libocedrus) decurrens*)
- Pines (*Pinus sp.*) - atlas cedar (*Cedrus atlantica*), rocky mountain juniper (*Juniperus scopulorum*) pinyon pine (*Pinus edulis*), Himalayan cedar (*Cedrus deodara*), incense cedar (*Calocedrus (Libocedrus) decurrens*)
- Ash (*Fraxinus pennsylvanica*) - Norway maple (*Acer platanoïdes ‘Emerald Queen’*), Halka zelkova (*Zelkova serrata ‘Halka’*)

INVASIVE SPECIES

- Black locust (*Robinia pseudoacacia*) - purple robe locust (*Robinia pseudoacacia ‘Purple Robe’*)
- Siberian elm (*Ulmus pumila*) - Accolade™ elm (*Ulmus ‘Morton’ Accolade™*), American elm (*Ulmus americana*)
- Tree of heaven (*Ailanthus altissima*) - staghorn sumac (*rhus typhina*) and Kentucky coffeetree (*Gymnocladus dioicus*)

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