

# Facilities Condition Report

For

Allen Park Buildings

February 22, 2023  
(Revised August 10, 2023)

Prepared by:

GSBS Architects  
&  
ARW Engineers



## GENERAL INFORMATION

Dates of Investigation: Thursday, January 19, 2023 (Revised: Thursday, August 10, 2023)

Present at Investigation: Travis Sheppard, AIA & Troy Dye, SE

Testing Performed: None

## AUTHORIZATION AND PURPOSE

The consulting team, GSBS Architects & ARW Engineers, was tasked to evaluate the fifteen buildings at Allen Park at the referenced address to determine the architectural and structural deficiencies based on observations.

## SHORT AND LONG TERM MITIGATION STRATEGIES

Short-term repairs outlined in this report are intended to be the minimum amount of work required to mitigate deficiencies for the next 5 years and require further design to be implemented. All structures should be painted, penetrating sealant applied to unpainted wood and damaged sealant should be removed and replaced. Long-term solutions will be required once the Public Engagement Phase has been completed and potential future uses for the buildings have been determined. Long-term repairs are based on initial observations and further investigation will be required for a final design. It is important to note that all the buildings have varying issues with their structural, mechanical, plumbing, and electrical systems that require further design to repair and bring up to current building code.

## SCOPE OF INVESTIGATION

GSBS Architects and ARW Engineers reviewed received information and conducted a visual evaluation of the following Allen Park buildings.

- #1 Allen House
- #2 The Roost
- #3 Thomas Boam House 1343-1345
- #4 Aviary
- #5 Ye Olde George Albert 1373-1375
- #6 Duplex 1384-1386
- #7 Duplex 1387-1389
- #8 The Mary Rose
- #9 The Roberta
- #10 Duplex 1414
- #11 The Sally Ann 1417-1419
- #12 Duplex 1423-1425
- #13 Duplex 1424-1426
- #14 Ethylene 1431
- #15 Duplex 1434-1436

## ACCESS

Due to the conditions of the buildings, access to all structures found to be in poor condition (See existing conditions rating chart) should be restricted and limited to city maintenance staff only. Buildings in fair or good condition may be entered by other persons, only when accompanied by Salt Lake City staff.

## RECEIVED INFORMATION

The opinions presented in this report may be based in part on the following information received by our office:

*Allen Park Site Map*

*Allen Park Main Building Structural Evaluation Report*

- *Dated: 08/30/2022*
- *Prepared by: BHB Consulting Engineers, PC*

## ARCHITECTURAL AND STRUCTURAL DIFFICIENCIES AND RECOMMENDED REPAIRS

### EXISTING CONDITION RATING

FIGURE	CONDITION
#1 Allen House	POOR
#2 The Roost	FAIR
#3 Thomas Boam House 1343-1345	POOR
#4 Aviary	POOR
#5 Ye Olde George Albert 1373-1375	FAIR
#6 Duplex 1384-1386	FAIR
#7 Duplex 1387-1389	Poor
#8 The Mary Rose	FAIR
#9 The Roberta	GOOD
#10 Duplex 1414	FAIR
#11 The Sally Ann 1417-1419	FAIR
#12 Duplex 1423-1425	FAIR
#13 Duplex 1424-1426	FAIR
#14 Ethylene 1431	POOR
#15 Duplex 1434-1436	POOR

### #1 ALLEN HOUSE

- Two-story stacked log structure
- Stone and unreinforced masonry foundation
- Straight roof and floor sheathing
- Overall rating - Poor



Figure 1: Allen House

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 Years)	LONG-TERM REPAIRS (25 Years)
1.A	Deteriorating logs at walls and roof eaves	1.A.1-3	Cover hole with EPDM membrane. Secure to sound logs.	Remove and replace deteriorating logs
1.B	Sagging balcony at south side	1.B.1	Restrict access to balcony. Provide temporary shoring.	Shore with new footings and posts. Replace damaged, rotten wood and structural attachments.
1.C	Holes in roof allowing rain and snow to enter building	1.C.1-2	Remove and salvage concrete roof tiles. Install ½" plywood sheathing on roof and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Replace damaged sheathing. Install roof underlayment and ice and water shield. Replicate missing concrete tiles and reinstall roof tiles.
1.D	At east exterior stair, stringers not attached to landing	1.D.1	Restrict access to stairs	Positively attach stringers to landing framing
1.E	Wood floor joists cut and inadequately spliced below northeast bathroom	1.E.1-2	Restrict access to northeast bathroom	Sister new floor joists at existing spliced joists
1.F	Posts and beams not positively attached to each other	1.F.1-2	N/A	Positively attach
1.G	At basement stair, termite damage in walls	1.G.1	Investigation by an exterminator of the Allen house and all structures on the property for termites. Extermination of termites in the Allen House	Remove and replace termite damaged wood
1.H	Roof collapsed at north addition	1.H.1	Restrict access to north addition	Remove and re-build collapsed roof with proper drainage
1.I	Top wall logs thrust off wall	1.I.1	Use tie rods to pull top wall logs back in line with log below	Add collar ties to roof purlins
1.J	Beam over southeast window is discontinuous, loading the glass and window frame	1.J.1	N/A	Install new structural header and posts above window
1.K	Settlement at east wing near stone chimneys	1.K.1	N/A	Shore stone chimneys and walls using micropiles or helical piers

1.L	Roof sagging at doorways on either side of chimney where roof purlins were cut and have no support		N/A	Install new structural headers
1.M	Skim coat of concrete applied to masonry foundations	1.M.1	N/A	Install structural reinforced shotcrete wall at unreinforced masonry walls

PHOTOS

1.A.1-2



1.A.3

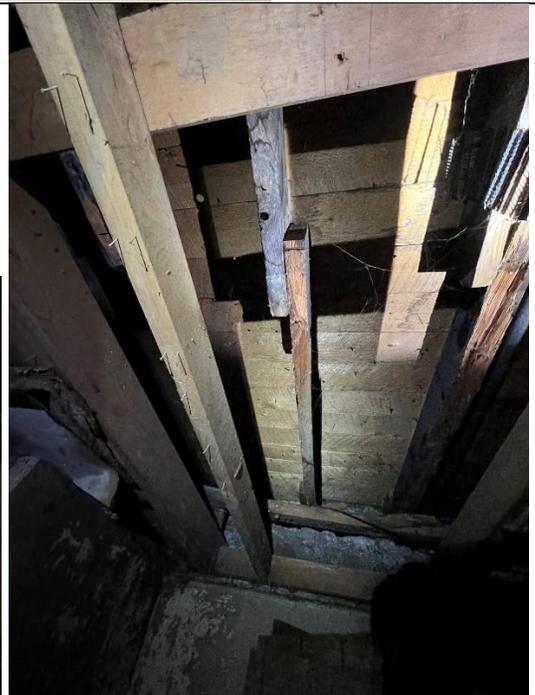


1.B.1	
1.C.1-2	

1.D.1



1.E.1-2



1.F.1&2	
1.G.1	

1.H.1	
1.I.1	
1.J.1	

1.K.1	 A photograph showing the exterior of a log cabin in winter. The cabin features a prominent stone chimney and a wooden deck with a railing. A house number '1338' is visible on the deck railing. The ground is covered in snow, and bare trees are in the background.
1.M.1	 A photograph showing the interior of a dark, cluttered space, possibly a crawlspace or basement. The floor is covered with debris, including wood planks and other materials. The walls appear to be made of concrete or stone.

**#2 THE ROOST**

- Two-story wood framed structure with log siding
- Stone foundation
- Straight roof and floor sheathing
- Overall rating - Fair



Figure 2: The Roost

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
2.A	Deteriorating framing at balcony	2.A.1-3	Restrict access to balcony	Remove and replace deteriorating framing members
2.B	Stairs posts are buried in the soil	2.B.1	N/A	Remove soil around posts and bear posts on concrete footing
2.C	Stone foundation walls	2.C.1-2	N/A	Install structural reinforced shotcrete wall at stone walls
2.D	Fire damage at west wall	2.D.1-2	N/A	Remove and replace fire damaged framing
2.E	Roof shingles are damaged and exceed their life span	2.E.1-2	Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles

PHOTOS	
2.A.1-2	
2.A.3	
2.B.1	

2.C.1-2	
2.D.1-2	
2.E.1-2	

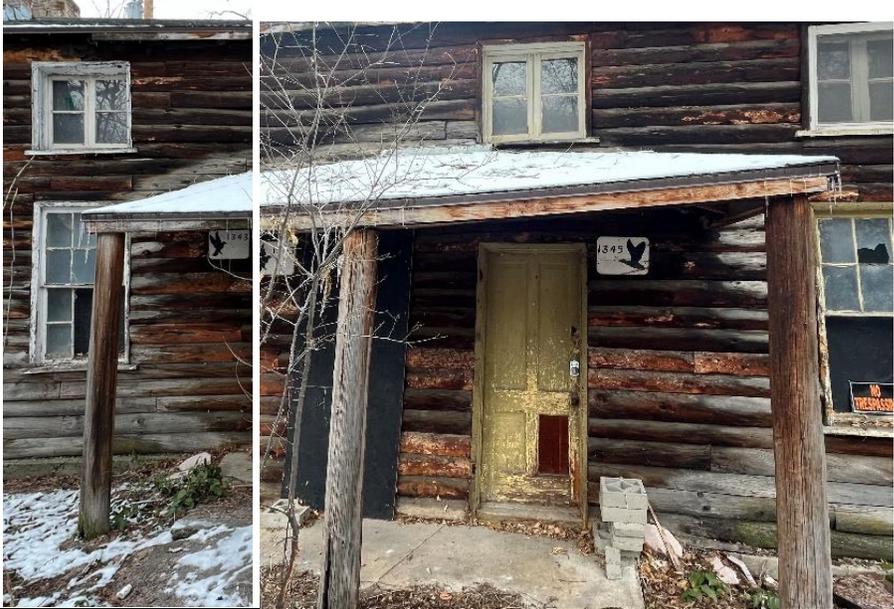
**#3 THOMAS BOAM HOUSE 1343-1345**

- Two-story stacked log structure
- Concrete foundation
- Straight roof and floor sheathing
- Overall rating - Poor



Figure 3: Thomas Boam House

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
3.A	Deteriorating post at canopy	3.A.1-2	N/A	Remove and replace deteriorating post. Remove soil around posts and bear posts on concrete footing
3.B	Logs bowing toward inside of building at north wall	3.B.1	Install temporary wood strong backs and attach each log to strongback	Align logs on top of each other and install tie rods through logs
3.C	Roof shingles are damaged and exceed their life span		Install ½” plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles

PHOTOS	
3.A.1-2	
3.A.1-2	
3.B.1	

**#4 Aviary**

- Single-story wood framed structure
- Wood post foundation
- Straight roof sheathing
- Overall rating - Poor



Figure 4: Aviary

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
4.A	Roof collapsed		Restrict access	Demo and rebuild if desired
4.B	Loss of building support in ravine		Restrict access	Demo and rebuild if desired

PHOTOS	
4.A.1	

4.A.2



**#5 Ye Olde George Albert 1373-1375**

- Two-story stacked log structure
- Concrete foundation
- Straight roof and floor sheathing
- Overall rating - Fair



Figure 5: Ye Olde George Albert

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
5.A	Stairs posts are buried in the soil	5.A.1-2	N/A	Remove soil around posts and bear posts on concrete footing
5.B	West balcony is not adequately attached back to main structure	5.A.2	N/A	Positively attached balcony to main structure
5.C	Deteriorating logs at south and north wall	5.C.1-3	N/A	Remove and replace deteriorating wall log
5.D	Roof sagging at eaves.	5.D.1	N/A	Sister new joist to existing joist
5.E	Deteriorating framing at east stair landing	5.E.1	Restrict access to stairs	Remove and replace deteriorating framing
5.F	Roof shingles are damaged and exceed their life span		Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles

**PHOTOS**

5.A.1-2



5.C.1-2



5.C.3			
5.D.1			
5.E.1			

**#6 Duplex 1384-1386**

- Single-story wood framed structure
- Unreinforced masonry foundation
- Straight roof sheathing
- Overall rating - Fair



Figure 6: Duplex 1384-1386

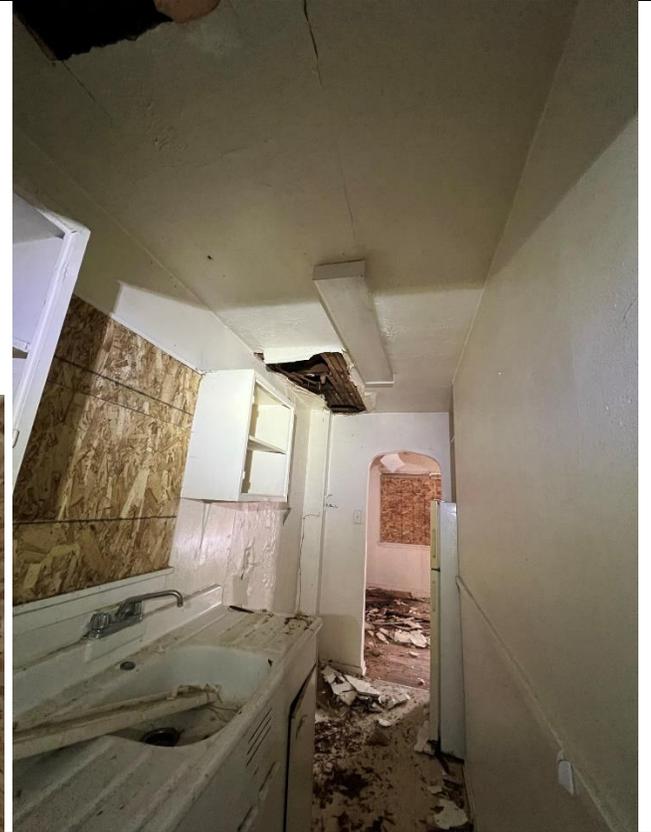
ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
6.A	Ceiling collapsed in some areas	6.A.1-4	N/A	Remove and replace water damaged ceiling framing
6.B	Deteriorating roof fascia boards and truss tails	6.B.1-2	N/A	Remove and replace deteriorating fascia boards and truss tails
6.C	Roof shingles are damaged and exceed their life span		Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
6.D	Unreinforced masonry foundation walls		N/A	Install structural reinforced shotcrete wall at unreinforced masonry foundation walls

**PHOTOS**

6.A.1-2



6.A.3-4



6.B.1-2



**#7 Duplex 1387-1389**

- Single-story wood framed structure.
- Unreinforced masonry foundation
- Straight roof sheathing
- Overall rating - Poor



Figure 7: Duplex 1387-1389

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
7.A	Deteriorating at balcony framing and posts	7.A.1	Restrict access to south side of balcony	Remove and replace deteriorating framing and posts
7.B	Ceiling collapsed in some areas		N/A	Remove and replace water damaged ceiling framing
7.C	Deteriorating roof fascia boards and truss tails	7.C.1-4	N/A	Remove and replace deteriorating fascia boards and truss tails
7.D	Roof shingles are damaged and exceed their life span		Install ½” plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
7.E	Unreinforced masonry foundation walls		N/A	Install structural reinforced shotcrete wall at unreinforced masonry foundation walls

PHOTOS	
7.A.1	
7.C.1-2	
7.C.3-4	

**#8 The Mary Rose**

- Single-story wood framed structure
- Concrete foundation
- Straight roof sheathing
- Overall rating - Fair



Figure 8: The Mary Rose

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
8.A	Ceiling collapsed in some areas		N/A	Remove and replace water damaged ceiling framing
8.B	Deterioration of siding near chimney	8.B.1	N/A	Remove and replace deteriorating siding and wall framing
8.C	Roof shingles are damaged and exceed their life span		Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles

PHOTOS	
8.B.1	
8.C.1	

**#9 The Roberta**

- Single-story wood framed structure
- Concrete foundation
- Straight roof sheathing
- Overall rating - Good



Figure 9: The Roberta

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
9.A	Deteriorating roof fascia boards	9.B.1	N/A	Remove and replace deteriorating fascia boards

PHOTOS	
9.A.1	A close-up photograph showing the roofline of the house. The white fascia boards are in poor condition, with some missing or peeling. A window with blue shutters is visible below the roofline. A large, textured tree trunk is in the foreground on the right side of the image.

**#10 Duplex 1414**

- Single-story wood framed structure
- Concrete foundation
- Straight roof sheathing
- Overall rating - Fair



Figure 10: Duplex 1414

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
10.A	Ceiling collapsed in some areas		N/A	Remove and replace water damaged ceiling framing
10.B	Deteriorating roof fascia boards	10.B.1	N/A	Remove and replace deteriorating fascia boards
10.C	Roof shingles are damaged and exceed their life span	10.C.1	Install ½” plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
10.D	Foundation settlement		N/A	Shore foundation walls using micropiles or helical piers

PHOTOS	
10.B.1	 A close-up photograph of the exterior of a house. The image shows white horizontal siding and several windows with dark red shutters. The roofline is visible at the top, and bare trees are in the background.
10.C.1	 A close-up photograph of a roof. The roof is covered with dark grey shingles and has patches of snow. A brick chimney is visible on the left side. The eaves and a portion of a window are visible at the bottom.
10.D.1	 A wide-angle photograph of a small, single-story house. The house has white horizontal siding and a prominent red door. There is a small window to the left of the door. The house is surrounded by bare trees and a yard with some snow and dry leaves.

**#11 The Sally Ann 1417-1419**

- Single-story wood framed structure
- Concrete foundation
- Straight roof sheathing
- Overall rating - Fair



Figure 11: The Sally Ann

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
11.A	Ceiling collapsed in some areas		N/A	Remove and replace water damaged ceiling framing
11.B	Deteriorating roof fascia boards	11.B.1	N/A	Remove and replace deteriorating fascia boards
11.C	Roof shingles are damaged and exceed their life span	11.C.1	Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
11.D	Canopy framing is pulling away from main structure	11.D.1	N/A	Positively attach canopy framing to main structure

PHOTOS	
11.B.1	
11.C.1	
11.D.1	

**#12 Duplex 1423-1425**

- Single-story wood framed structure
- Concrete foundation
- Straight roof sheathing
- Overall rating - Fair



Figure 12: Duplex 1423-1425

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
12.A	Ceiling collapsed in some areas	12.A.1-2	N/A	Remove and replace water damaged ceiling framing
12.B	Deteriorating roof fascia boards	12.B.1	N/A	Remove and replace deteriorating fascia boards
12.C	Roof shingles are damaged and exceed their life span	12.C.1	Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
12.D	Deterioration at canopy framing	12.D.1-2	N/A	Remove and replace deteriorating canopy framing
12.E	Settlement at canopy stone columns	12.E.1	N/A	Shore and straighten stone columns

PHOTOS	
12.A.1-2	
12.B.1	
12.C.1	
12.D.1-2	

12.E.1



**#13 Duplex 1424-1426**

- Single-story wood framed structure
- Concrete foundation
- Straight roof sheathing
- Overall rating - Fair



Figure 13: Duplex 1424-1426

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
13.A	Ceiling collapsed in some areas		N/A	Remove and replace water damaged ceiling framing
13.B	Roof shingles are damaged and exceed their life span		Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
13.C	Foundation settlement	13.C.1	N/A	Shore foundation walls using micropiles or helical piers
13.D	Canopy framing is pulling away from main structure	13.D.1	N/A	Positively attach canopy framing to main structure

PHOTOS	
13.C.1	
13.D.1	

**#14 Ethylene 1431**

- Single-story wood framed structure
- Unreinforced masonry foundation
- Straight roof sheathing
- Overall rating - Poor



Figure 14: Ethylene

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
14.A	Holes in roof allowing rain and snow to enter building	14.A.1	Cover holes to prevent water penetration	Remove and replace damaged wood sheathing and roof tiles
14.B	Ceiling collapsed in some areas	14.B.1	N/A	Remove and replace water damaged ceiling framing
14.C	Roof shingles are damaged and exceed their life span		Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
14.D	Deteriorating roof fascia boards	14.D.1-2	N/A	Remove and replace deteriorating fascia boards
14.E	Tree growing against canopy framing	14.E.1	N/A	Remove tree
14.F	Unreinforced masonry foundation walls	14.F.1	N/A	Install structural reinforced shotcrete wall at

				unreinforced masonry foundation walls
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PHOTOS				
14.A.1				
14.B.1-2				
14.D.1-2				

14.E.1	
14.F.1	

**#15 Duplex 1434-1436**

- Single-story wood framed structure
- Unreinforced masonry foundation
- Straight roof sheathing
- Overall rating - Poor



Figure 15: Duplex 1434-1436

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
15.A	Ceiling collapsed in some areas	15.A.1	N/A	Remove and replace water damaged ceiling framing
15.B	Deteriorating roof truss tails	15.B.1	N/A	Remove and replace deteriorating truss tails
15.C	Roof shingles are damaged and exceed their life span		Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
15.D	Foundation settlement	15.D.1	N/A	Shore foundation walls using micropiles or helical piers
15.E	Canopy framing is pulling away from main structure	15.E.1	N/A	Positively attach canopy framing to main structure
15.F	Unreinforced masonry foundation walls	15.F.1	N/A	Install structural reinforced shotcrete wall at unreinforced masonry foundation walls

PHOTOS	
15.A.1	
15.B.1	
15.D.1	

15.E.1	 A photograph showing a side view of a porch. The porch has white wooden columns and a concrete floor. A large tree trunk is on the right side. The ground is covered in snow, and there are some icicles hanging from the roofline. The house has white siding and green shutters.
15.F.1	 A close-up photograph of a concrete foundation or drainage area. The concrete is heavily damaged, with a large section missing, revealing a dark, hollow space underneath. The area is surrounded by snow and some debris. The siding above the concrete is white and appears to be peeling or damaged.

## LIMITATIONS

The items observed and documented in this report are intended to be representative of conditions at the building. No attempt has been made to document the condition of every structural and nonstructural element. Only visible items were observed and documented. Destructive testing was not performed by GSBS or ARW Engineers.

This document is the rendering of a professional service, the essence of which is the provision of advice, judgment, opinion, or professional skill.

This report was prepared in order to document distress observed at the building. The opinions presented herein are based on site observations, field information and measurements taken, written and verbal information, and experience, where applicable. No complete review of this building's conformance to current or previously applicable hangar codes was performed. However, specific items that may be at issue with the applicable building code requirements may be noted.

This report should not be construed as an assessment of total damages to the building at the time of site observation. In addition to the observed and documented items of distress, hidden defects may exist that were not readily visible. Also, some damaged areas may have been previously repaired and, unless otherwise noted, were not visible at the time of observation. However, these areas may experience future distress. No representation, guarantee, or warranty as to the future performance of this hangar is made, intended, or implied.

This report has been prepared as a basis for an opinion of probable construction cost of repair. Additional construction documents prepared by a design professional may be required and are beyond the scope of this assignment. This report shall not be used for construction, regulatory, or permitting purposes.

In the event that additional information becomes available that could affect the conclusions reached in this investigation, GSBS and ARW Engineers reserves the right to review, and, if required, change the opinions presented herein.

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