

HISTORIC LANDMARK COMMISSION
STAFF REPORT



Planning and Zoning
Division
Department of Community
Development

Petition 470-07-48 Horton Building
Appeal of an Administrative Decision
124 North Canyon Road in the Avenues Historic District
February 20, 2008

Applicant:

Katharine Horton

Staff:

Janice Lew
(801) 535-7625
janice.lew@slc.gov.com

Tax ID:

08-36-229-002

Current Zone:

RMF-75 (High Density Multi-family Residential)

Council District:

District 3, Eric Jergensen

Acreeage: .08 acres

Current Use: Multi-family

Applicable City Code Land Use Regulations:

- Section 21A.34.020

Attachments:

- A. Application
- B. Documentation

REQUEST

The applicant requests approval to install vinyl windows with an internal muntin system on a contributing building located at 124 North Canyon Road. The proposed window treatment would replace original wood windows with a multi-paned upper sash. The administrative decision being appealed is Planning Staff's decision to deny the request. Staff determined that the resulting appearance of the proposed replacement material would not match that of the original window treatment in terms of design, materials and finish and would noticeably change the sash, depth of reveal, and muntin configuration.

PUBLIC NOTICE

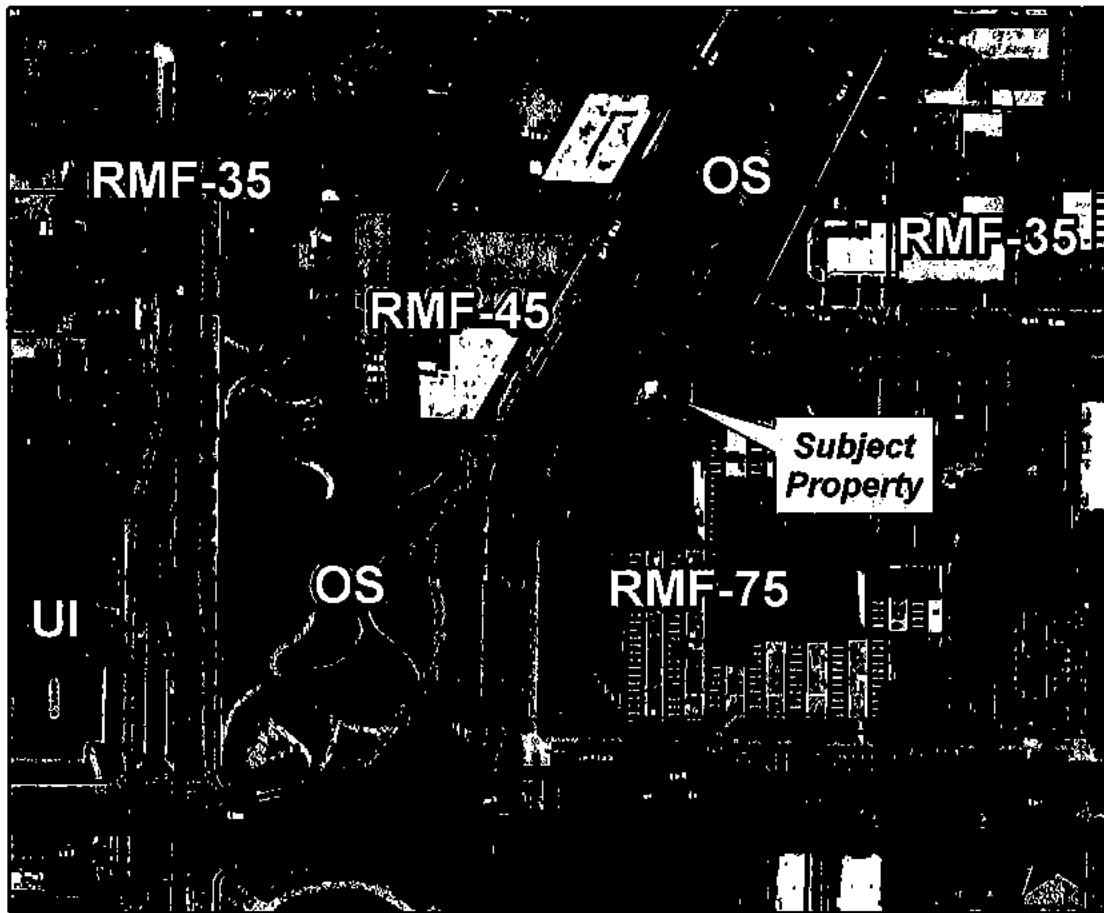
Public notice was mailed on February 5, 2008 to all property owners within eighty-five feet (85') of the subject property which satisfies the fourteen (14) day notification requirement of the Zoning Ordinance. Notice was also sent to interested parties on the Historic Landmark Commission's e-mail listserve and posted on the Planning Division's Web site. Community Council review is not required by the City Code for permitted uses within a locally-designated historic district.

STAFF RECOMMENDATION:

Staff finds that the proposed alterations to the existing building located at 124 North Canyon Road do not comply with the City's historic preservation standards 2, 4, 5, 6, 8, and 9 as stated below and are inconsistent with the architectural character of the building. Therefore, Staff recommends the following:

1. That the Historic Landmark Commission deny the request to replace the existing wood windows with vinyl windows with an internal muntin system, as this design is not consistent with the historic character of the building. Should the Commission determine that the windows are of a condition that warrants replacement, staff requests that the Commission direct staff to administratively approve a replacement window that matches the appearance of the original to the greatest extent possible or approve an appropriate storm window.

VICINITY MAP



BACKGROUND, ANALYSIS AND FINDINGS:

The building is located on the southeast corner of Canyon Road and Third Avenue. The applicant requests approval to install vinyl windows with an internal muntin system on a contributing building. The proposed window treatment would replace original wood windows that are characterized by a multi-paned upper sash. The proposed replacement windows are Amsco vinyl Heritage Series windows with grids sealed between the panes of glass. The applicant also plans to convert the apartment building to condominium ownership.

STAFF ANALYSIS AND FINDINGS

The Historic Landmark Commission should make findings in this case based upon Section 21A.34.020(G): *Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure*, of the City Zoning Ordinance.

1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

Analysis: No changes are proposed in the use of the building for residential purposes.

Finding: The project is consistent with this standard.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

Analysis: The distinct shape and decorative detailing of an historic building's windows are important in defining the overall character of a property. The design of surrounding window casings, the dimensions and profile of window sash elements and the materials of which they were constructed are thus important elements and deserve special consideration in a rehabilitation project. *The Secretary of the Interior Standards for Rehabilitation* and the City's adopted guidelines recommend; respecting the significance of original materials and features, repairing and retaining them if reasonably possible and when necessary replacing them in kind.

Finding: The application fails to meet this standard. The applicant is proposing to remove character-defining materials that do not appear to be seriously deteriorated, and replace them with new windows that do not convey the same visual appearance of the historic material.

3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;

Analysis: Replacing the windows with a synthetic material (vinyl) does not create a false sense of history because vinyl is a modern construction material.

Finding: The proposed building material complies with this standard to the extent that its application would not create a false sense of history. The recommendation by staff for a different type of window replacement if determined necessary that uses the same sash and pane configuration and other design details, is not conjectural, as this would reinforce the historic character of the building.

4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;

Analysis: The 1930's tax photograph indicates that the front remodel work is a modification to the building that meets the fifty (50) years old benchmark. As such, these alterations would be considered historically and architecturally significant.

Finding: The primary façade and character-defining elements of the historic building as seen from the street would be negatively affected by the removal of the existing wood windows. These features are important in defining the overall historic character of the building including earlier additions which have achieved historic significance in their own right.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;

Analysis: This house has generally maintained its historic integrity over time. As part of the building's exterior features, the windows comprise a considerable amount of the historic fabric of the wall plane. As such, limited replacement in kind may be permitted when the original material is too deteriorated to repair. However, replacing windows because of peeling paint, broken glass, stuck sash, and high air infiltration are not always signs that they are beyond repair. Wooden windows that are repaired and properly maintained will extend the life of a distinctive feature while contributing to the historic

character of the building. Additionally, storm windows are another way to improve the performance of existing windows.

Finding: The application is inconsistent with this standard in that the proposed window replacement would result in the removal of distinctive features, finishes and construction techniques that characterize this historic property.

6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;

Analysis: Staff denied the request for vinyl replacement windows because they are not similar in appearance to the original wood windows (Exhibit 3). The Historic Landmark Commission has approved the use of vinyl replacement windows in cases where the windows are located on secondary and tertiary elevations and no decorative or architectural features are removed. The windows must also be the same size and configuration as the historic windows. The City's adopted design guidelines discuss replacement materials and more specifically, window treatment extensively and recommend the following:

Treatment of original material

2.1 Preserve the historic appearance of original materials with new material. Preservation includes proper maintenance of the materials to prevent deterioration.

Replacement materials

2.8 Match the original material in composition, scale and finish when replacing materials on primary surfaces. If the original material was wood clapboard, for example, then the replacement material should be wood. It should match the original in size, the amount of materials exposed, and in finish, traditionally a smooth finish, which was then painted. The amount of exposed lap should match. Replace only the amount required. If a few boards are damaged beyond repair, then only they should be replaced, not the entire wall.

2.9 Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as a replacement for primary building materials. In some instances, substitute materials may be used for replacing architectural details but doing so is not encouraged. If it is necessary to use a new material, such as fiberglass for a replacement column, the style and detail should match that of the historic model. Primary building material such as masonry, wood siding and asphalt shingles shall not be replaced with synthetic materials. Modular materials may not be used as replacement materials. Synthetic stucco, and panelized brick, for example, are inappropriate.

Design Standards for Windows

3.3 Preserve the historic ratio of window openings to solid wall on a primary façade. Significantly increasing the amount of glass on a character-defining façade will negatively affect the integrity of the structure.

- 3.4 Preserve the size and proportion of a historic window opening.** Reducing an original opening to accommodate a smaller window or increasing it to receive a large window are inappropriate measures.
- 3.5 Match a replacement window to the original in its design.** If the original is double-hung, then the replacement window should also be double-hung, or at a minimum appear to be so. Match the replacement also in the number and position of glass panes. Matching the original design is particularly important on key character-defining facades.
- 3.6 Match the profile and its components, as closely as possible to that of the original window.** A historic wood window has a complex profile--within its casing, the sash steps back to the plane of the glazing (glass) in several increments. These increments, which individually only measure eighths or quarters of inches, are important details. They distinguish the actual window from the surrounding plane of the wall. The profiles of wood windows allow a double-hung window, for example, to bring a rich texture to the simplest structure. In general, it is best to replace wood windows with wood on contributing structures, especially on the primary façade. Non-wood material, such as vinyl or aluminum, will be reviewed on a case-by-case basis, and the following will be considered: will the original casing be preserved? Will the glazing be substantially diminished? What finish is proposed? Most importantly, what is the profile of the proposed replacement windows?
- 3.7 In a replacement window, use materials that appear similar to the original.** Using the same material as the original is preferred, especially on key character-defining facades. However, a substitute material may be considered in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish.

Energy Conservation

- 3.8 Use a storm window to enhance energy conservation rather than replace a historic window.** Install a storm window on the interior where feasible. This will allow the character of the original window to be seen from the public way. If a storm window is to be installed on the exterior, match the sash design of the original windows. A metal storm window may be appropriate if the frame matches the proportions and profiles of the original window. It should fit tightly within the window opening without the need for subframes or panning around the perimeter. Match the color of the storm window sash with the color of the window frame; do not use an anodized or a milled (a silvery metallic) finish. Finally, set the sash of the storm window back from the plane of the wall surface as far as possible.

Finding: The request does not meet this standard in that the replacement materials do not match the functional and decorative features of the original design of the windows. These features include the frames, sash, muntins and glazing.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;

Analysis: No chemical or physical treatments are proposed as part of this request.

Finding: This standard is not an issue for the project.

8. *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;*

Analysis: This guideline regarding contemporary designs for alterations has typically been applied to new additions on non-character defining elevations.

Finding: The use of vinyl replacement windows is inconsistent with this standard as the alterations would destroy significant architectural material.

9. *Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;*

Analysis: Since the request is to remove character-defining wood windows and replacing them with a modern construction material (vinyl), it would be a change that is easily differentiated from the original form of the building. Although the proposed changes may be reversible, the proposed work would not reinforce the historic character of the building and in fact, diminish the integrity of the property.

Finding: The proposed alterations are inconsistent with this standard because the loss of historic fabric would compromise the historic integrity of the property.

10. *Certain building materials are prohibited including the following:*

- a. *Vinyl or aluminum cladding when applied directly to an original or historic material, and*
- b. *Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;*

Analysis: No new siding materials are proposed as part of this request

Finding: This standard does not apply to this application.

11. *Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in Part IV, Chapter 21A.46, Signs;*

Analysis: Signage is not a component of this project.

Finding: This standard does not apply to the project.

12. *Additional design standards adopted by the historic landmark commission and city council.*

Analysis: The Historic Landmark Commission's *Design Guidelines for Residential Historic Districts in Salt Lake City* is applicable in this case.

Finding: The request is inconsistent with Standards 2, 4, 5, 6, 8, and 9 as noted above and not supported by the design guidelines mentioned in this staff report.

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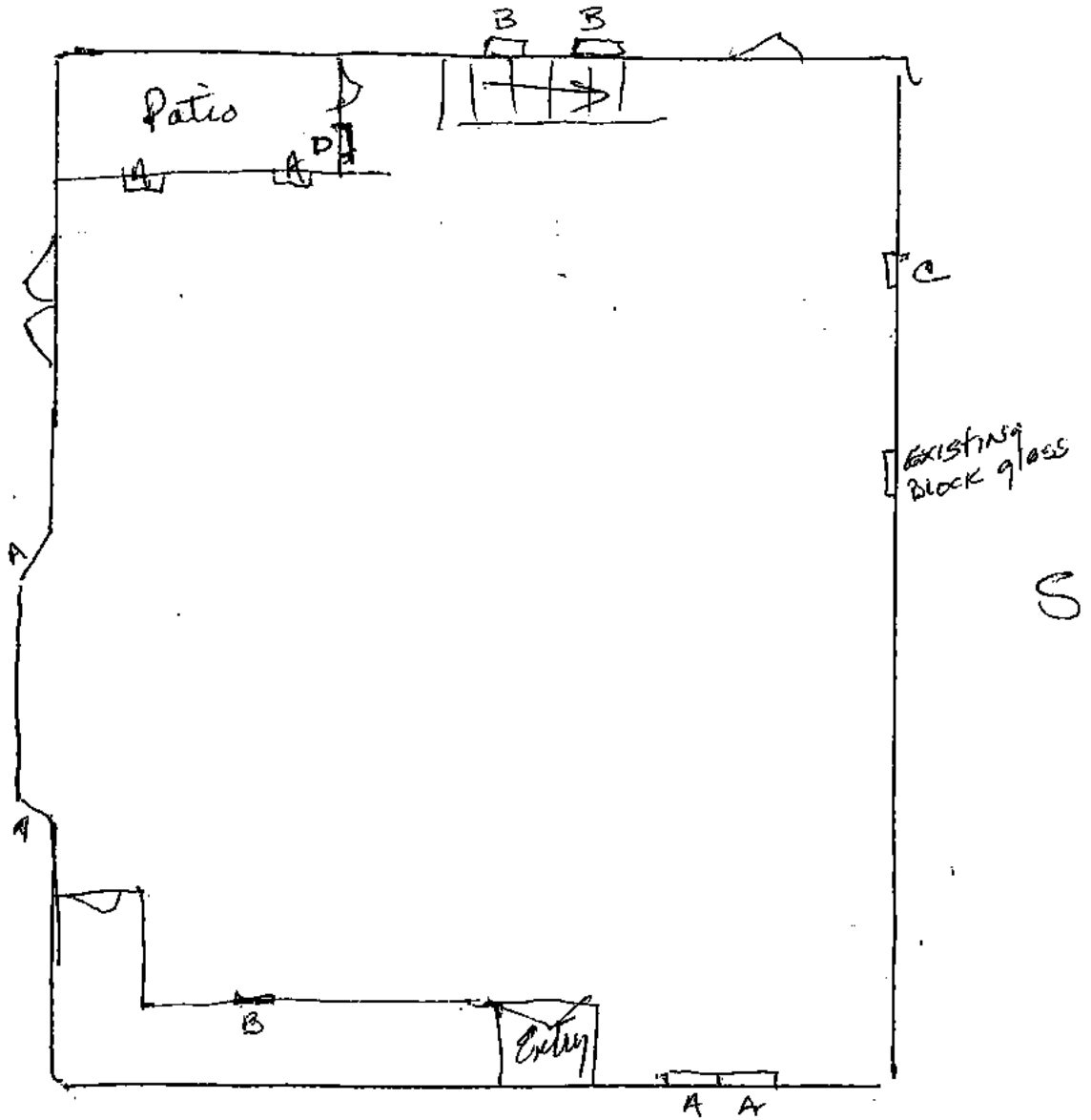
Attachment A Application

Published Date: February 14, 2008

124 N Canyon Rd. 84103

Plot Plan

E



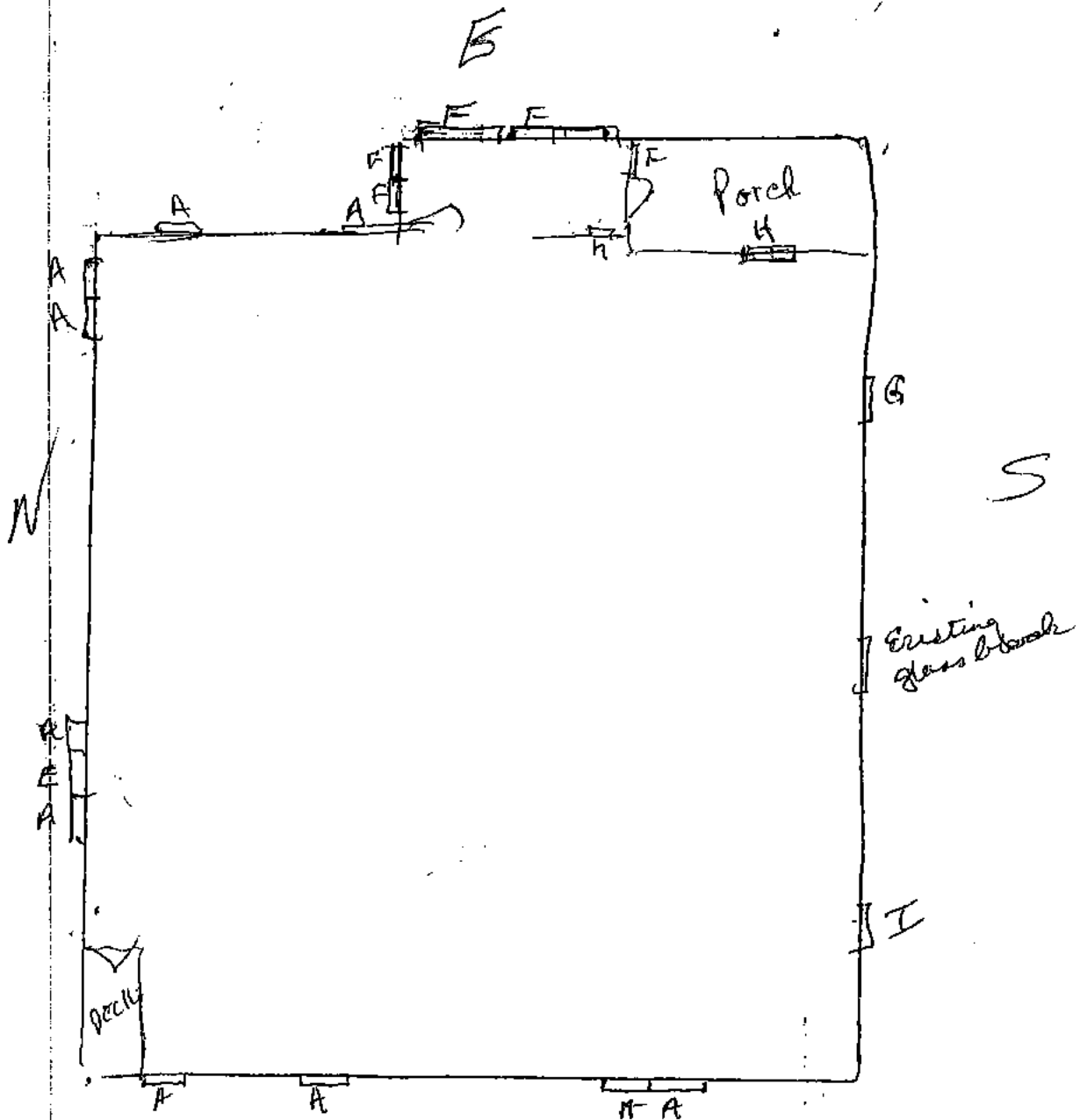
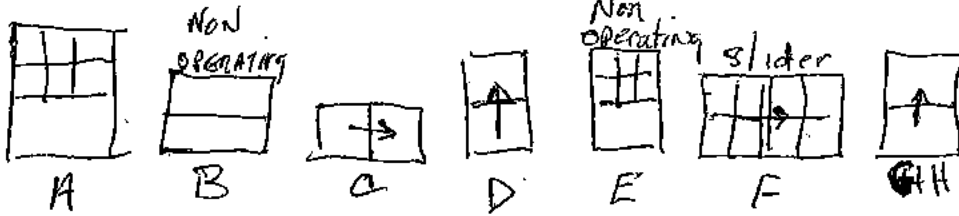
N

S

W

Street Level

Ledger





WINDOW & DOOR SCHEDULE



SALT LAKE CITY CORPORATION

PROPERTY OWNER'S NAME: Katharine L. Norton

SUBJECT PROPERTY ADDRESS: 124 N. Canyon Rd 84103

*Use one line per window

Type	Room Use	Room Size	Window Size (width x height)	Sill Height & Net Clear Egress Area	Tempered Glass (Y/N)*
Unit #1 Slider	Bedroom	100 sqft	4'-0" x 4'-0"	7 sq ft	No
A Single hung	Living Rm	234 ^{sq}	1.6 x 5.0	26"	N
A s/h	✓	✓	1.6 x 5.0	26"	N
A s/h	Dining Rm	143 ^{sq}	2.0 x 3.6	38"	N
A s/h	✓	✓	2.0 x 3.6	38"	N
A s/h	Bdr #1	108 ^{sq}	2.6 x 4.6	25"	N
A s/h	✓	✓	2.6 x 4.6	25"	N
C slider	Bdr #2	104 ^{sq}	3.0 x 2.0	53"	N
D s/h	Kitchen	130 ^{sq}	3.0 x 4.6	25"	N
B Plate	over Stairs	28.8 ^{sq}	2.6 x 3.6	46"	N
B Plate	✓	✓	2.6 x 3.6	72"	N
B Plate	under stairs	24 ^{sq}	2.0 x 2.6	25"	N
A s/h	entry stairs	72 ^{sq}	2.0 x 4.0	24"	N
A s/h	✓	✓	2.0 x 4.0	35"	N
Unit #2					
A s/h	living Rm	218 ^{sq}	2.0 x 4.0	34"	N
E Plate	✓	✓	2.0 x 4.0	34"	N
A s/h	✓	✓	2.0 x 4.0	34"	N

*Tempered Glass Requirements (per IRC 308.4):

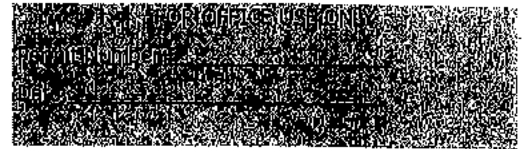
- *Within 2 feet of a door swing
- *Within 60" above a shower, tub, etc
- *A glass panel in a door or panel of tub/shower enclosure
- *Within 3 ft horizontally and 5 ft vertically on or near stairways, landings, or ramps

*Sill height is within 18" of the finished floor

**Egress windows below grade shall have a window well meeting egress requirements



WINDOW & DOOR SCHEDULE



SALT LAKE CITY CORPORATION

PROPERTY OWNER'S NAME: Katharine L. Horton
 SUBJECT PROPERTY ADDRESS: 124 N. CANYON Rd. 84103

*Use one line per window

Type	Room Use	Room Size	Window Size (width x height)	Sill Height & Net Clear Egress Area	Tempered Glass (Y/N)*
Window Slider	Bedroom	100 sqft	4'-0" x 4'-0"	7 sq ft	No
A Single Hung	Dining Room	143 [#]	2.0 x 4.0	33"	N
A s/h	✓	✓	2.0 x 4.0	33"	N
A s/h	✓	✓	2.0 x 3.6	39"	N
A s/h	✓	✓	2.0 x 3.6	39"	N
H s/h	Kitchen	61 [#]	2.0 x 3.6	46"	N (interior)
F slide	Sun Porch	80 [#]	3.6 x 3.0	40"	N
F slide	✓	✓	3.6 x 3.0	40"	N
F slide	✓	✓	5.0 x 3.0	40"	N
F slide	✓	✓	5.0 x 3.0	40"	N
F slide	✓	✓	4.0 x 3.0	40"	N
H s/h	Bdr #2	108 [#]	2.6 x 5.6	16"	Y
G s/h	✓	✓	2.0 x 5.6	16"	Y
I s/h	Bdr #1	120 [#]	2.6 x 4.6	16"	Y obscure
A s/h	✓	✓	2.0 x 4.0	33"	N
A s/h	✓	✓	2.0 x 4.0	33"	N

*Tempered Glass Requirements (per IRC 308.4):

*Within 2 feet of a door swing

*Within 60" above a shower, tub, etc

*A glass panel in a door or panel of tub/shower enclosure

*Within 3 ft horizontally and 5 ft vertically on or near stairways, landings, or ramps

*Sill height is within 18" of the finished floor

**Egress windows below grade shall have a window well meeting egress requirements



Multi
Story
Condos
←

124 Building front facing west



My building is situated on the corner of Canyon Rd + 3rd Av. My building + 124 (Red brick next door) are surrounded by Multi story condominium. On the west side of Canyon Rd are large multi unit apartment buildings (pic. 5)

West facing view
Entry door on left

124 N. CANYON RD.

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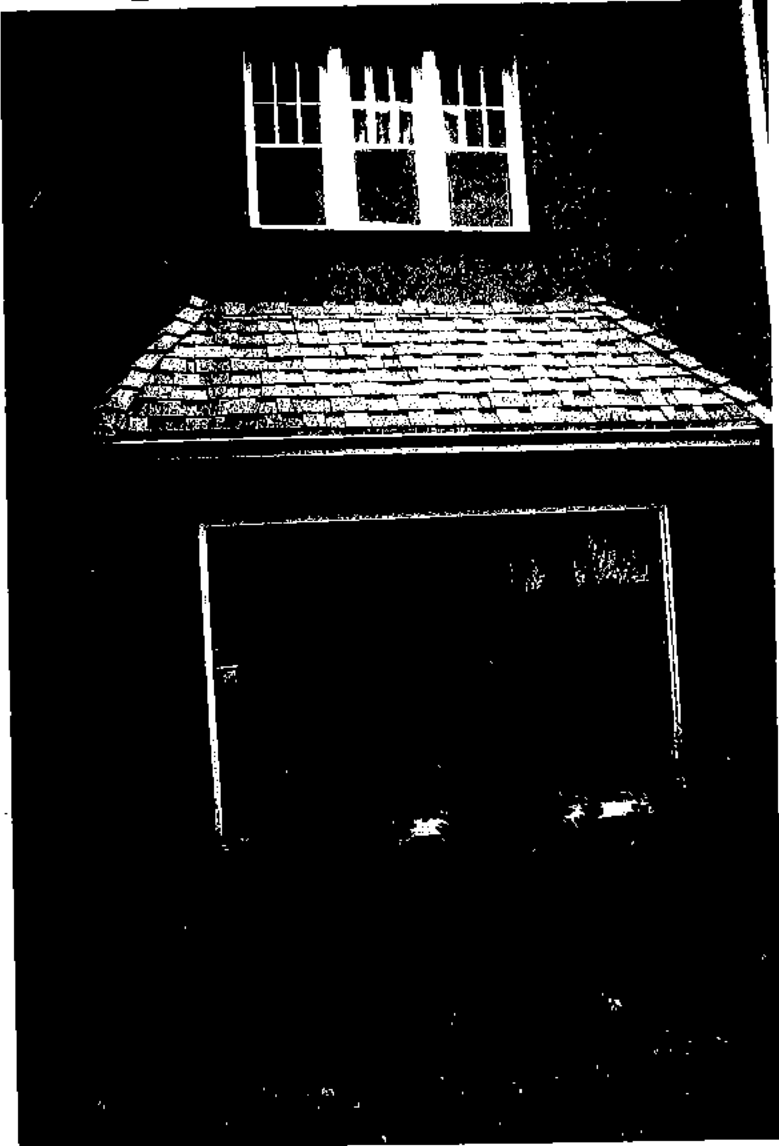
3.



Multi story
condos
surround
subject
property
←

3rd Ave @ corner faces north

4.



This bay window was replaced prior to my purchase. It is actual pane.

11
9.



Apartment buildings across from subject property on west side of Canyon Rd.

5



Sun room west side of building

6.



Basic window w/o grills



154 D Street

aluminum window replacement



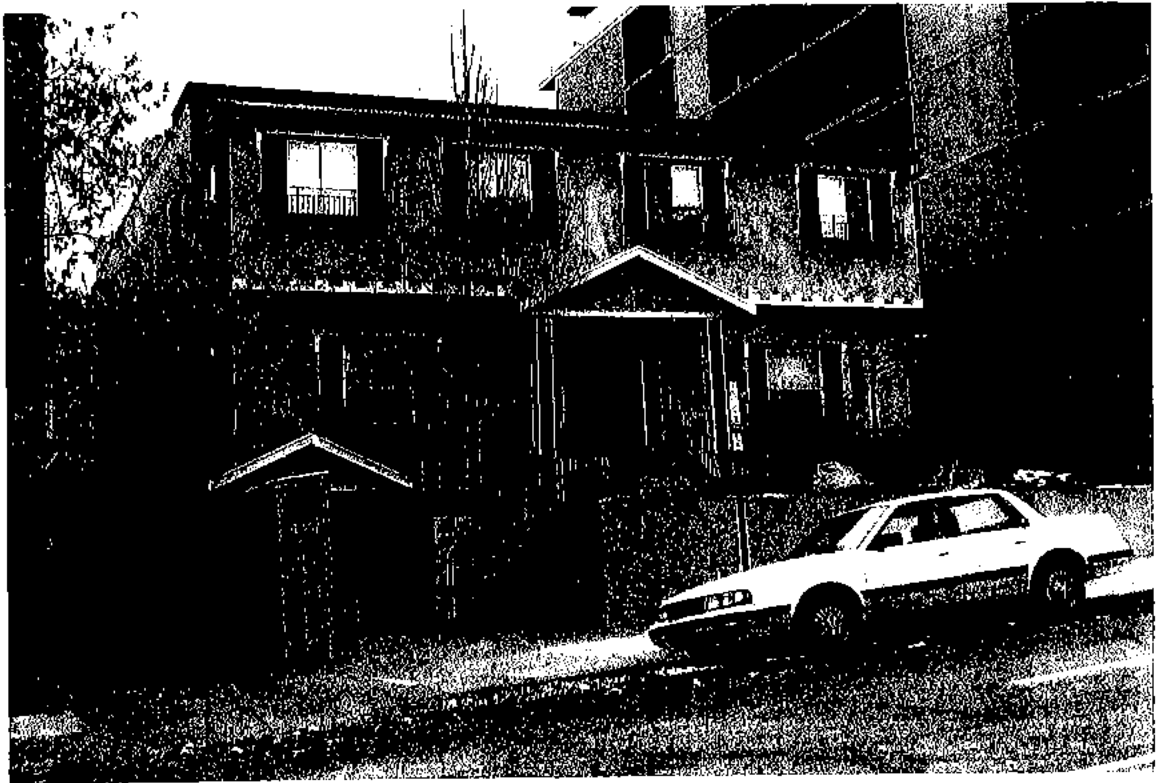
Vinyl window replacements on 3rd Ave Side



74 G. Street



all vinyl windows



127 1st Ave



Building redone with VINYL WINDOWS



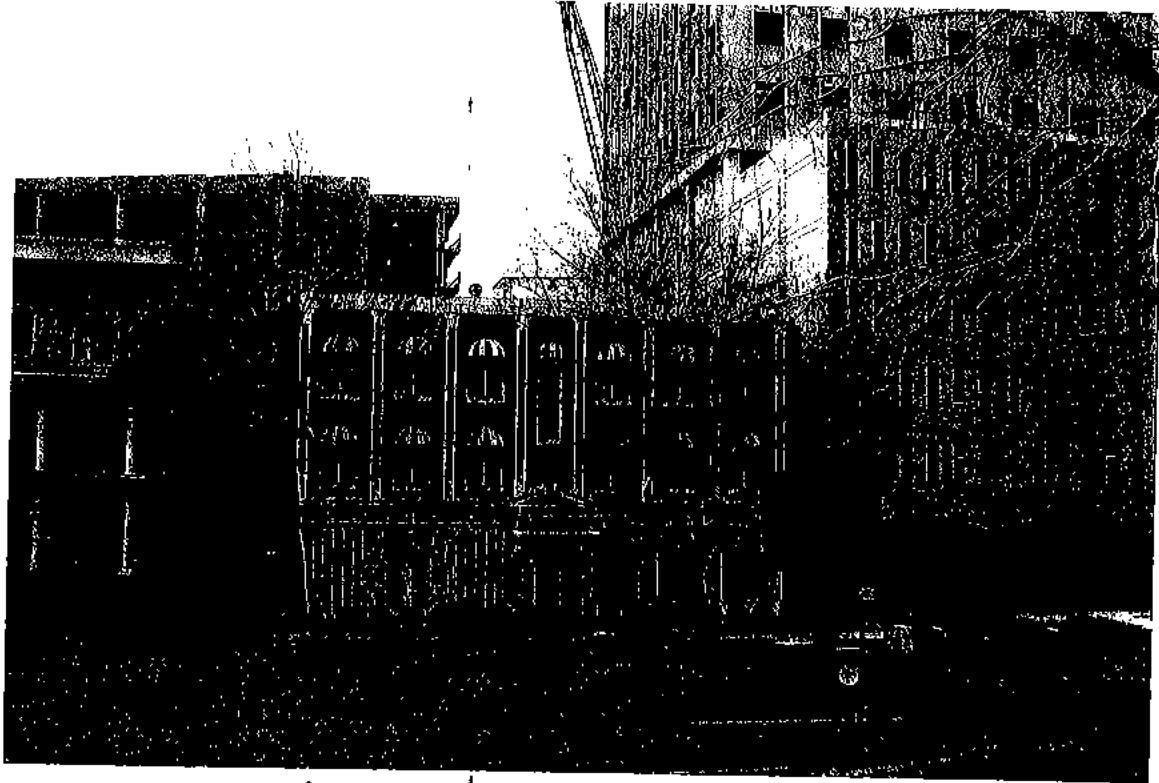
409 1st Avenue

No exterior
grids

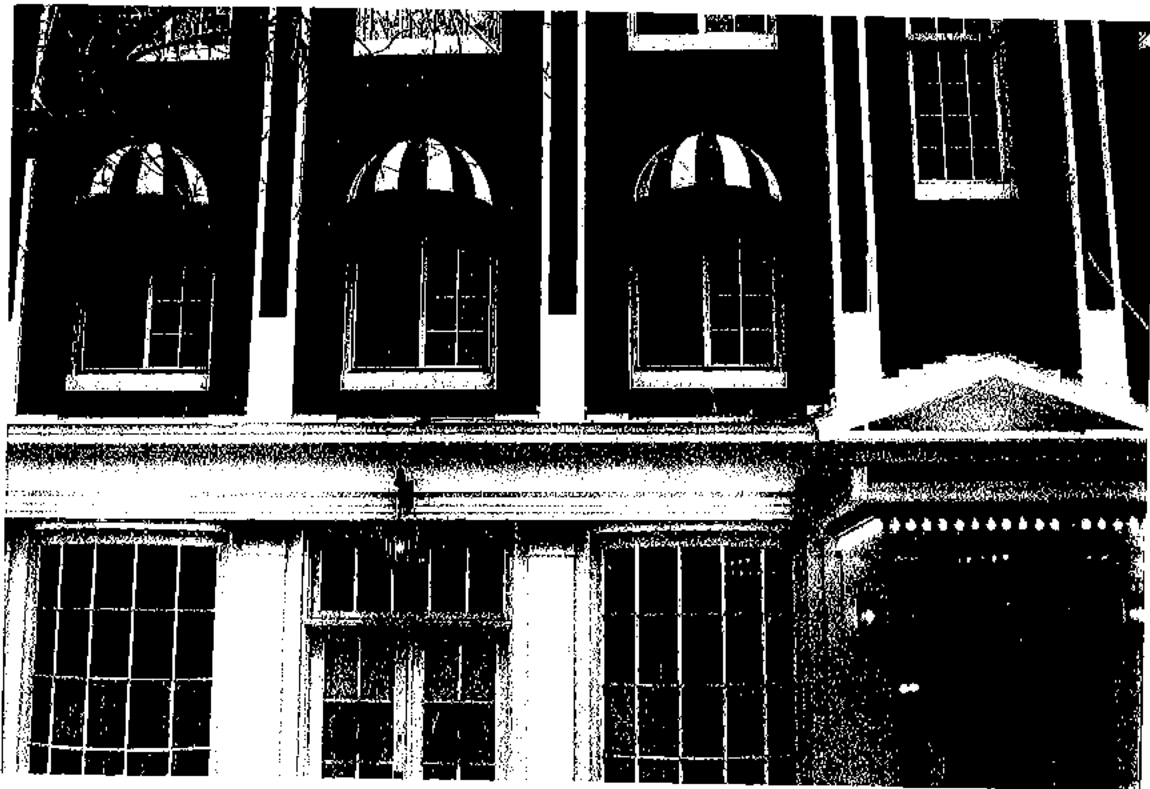


363 1st Avenue

Both of these buildings have been re-windowed
with vinyl.



Carlton Hotel on S. Temple



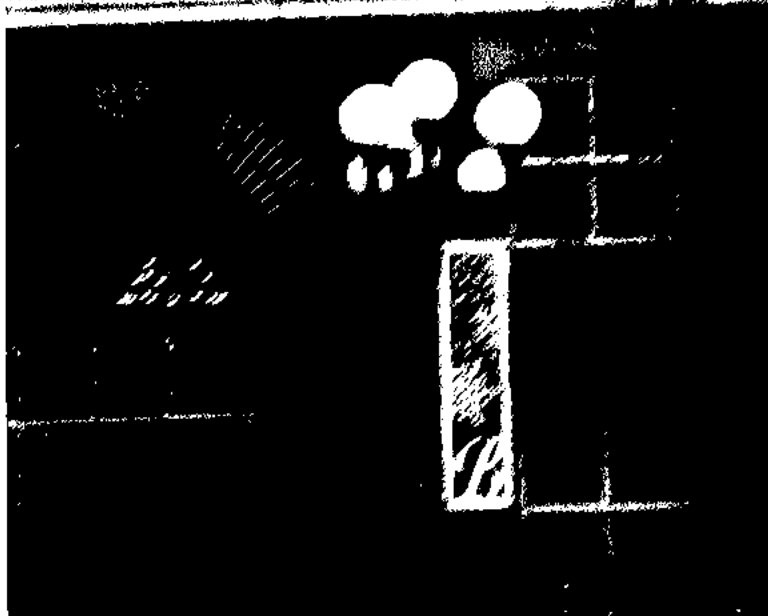
all vinyl windows



150 1st Avenue



all vinyl windows



Attachment B Documentation

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

IDENTIFICATION

Street Address: 124 Canyon Road Plat ¹ Bl. ³ Lot ⁷ ^{NE}

Name of Structure: T. R. S.

Present Owner: UTM:

Owner Address: Tax #:

AGE/CONDITION/USE

Original Owner: Walter C. Squires Construction Date: 1886-1887 Demolition Date:

Original Use: single-family

Present Use: Occupants:

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

Building Condition: Integrity:

<input type="checkbox"/> Excellent	<input type="checkbox"/> Site	<input type="checkbox"/> Unaltered
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input type="checkbox"/> Minor Alterations
<input type="checkbox"/> Deteriorated		<input checked="" type="checkbox"/> Major Alterations

STAT

Preliminary Evaluation: Final Register Status:

<input type="checkbox"/> Significant	<input type="checkbox"/> National Landmark	<input type="checkbox"/> District
<input checked="" type="checkbox"/> Contributory	<input type="checkbox"/> National Register	<input type="checkbox"/> Multi-Resource
<input type="checkbox"/> Not Contributory	<input type="checkbox"/> State Register	<input type="checkbox"/> Thematic
<input type="checkbox"/> Intrusion		

DOCUMENTATION

Photography: Date of Photographs:

Date of Slides: 5/77 Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

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

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

Polk, SLC Direcotry, 1898-1926.
 Stenhouse, SLC directory, 1888,1892.
 Salt Lake County Recorder Office, Abstract Book.
 Salt Lake Tribune, March 12,1962,p.B-7.
 Deseret News, April 7,1931,p.8, section 2; may 6,1915,p.2.

Architect/Builder:

Building Materials: brick

Building Type/Style: box type

Description of physical appearance & significant architectural features:

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

The front of this two-story hip roofed house was remodeled in the early Twentieth-century with small, paired double-hung windows and a stucco finish. Side walls are still red brick with the original windows.



Statement of Historical Significance:

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

This house is contributory because the massing, the building, and the style adds to the architectural character of the Avenues.

Walter C. Squires, a barber and the proprietor at the Silver Palace Barber Shop, lived here in the late 1880's and 1890's. After he moved further up on Canyon Road, Sidney C Smith, a travel agent for ZCMI, lived here. Smith married Kathleen Squires, Walter's daughter.

Sidney C. Smith was born October 30, 1879 in Salt Lake City to George and Hannah Teakle Smith. He married Kathleen Squires on June 3, 1903 in Salt Lake City. He started working at ZCMI in 1890 as a cash boy. He was promoted to a traveling salesman for the hardware and manufacturing department in 1902 and in 1932 he became general manager of the wholesale hardware department. He retired in 1947 and died in 1962. He was active in the Fort Douglas Country Club, the Salt Lake Chamber of Commerce, and several hardware and manufacturing associations.

After Walter's death in 1915, Mary N. Squires, his widow, is listed as living at this house in the Polk's City Directory. She lived here several years. Mary was born on December 8, 1859 to Nancy Ingham and George Openshaw. She was the daughter of Lawrence Squires, a noted Utah artist. He lived in this house with his mother in 1926 and 1927. Mary died in 1931.

The Polk City Directory listed that Sidney C. Smith and Mary N. Squires lived in the house off and on during the period from 1915 to 1927. After 1920 Mary N. Squires probably lived in the house because the house at 212 Canyon Road was larger and the Smiths needed a larger house for their family.



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Digital Collections

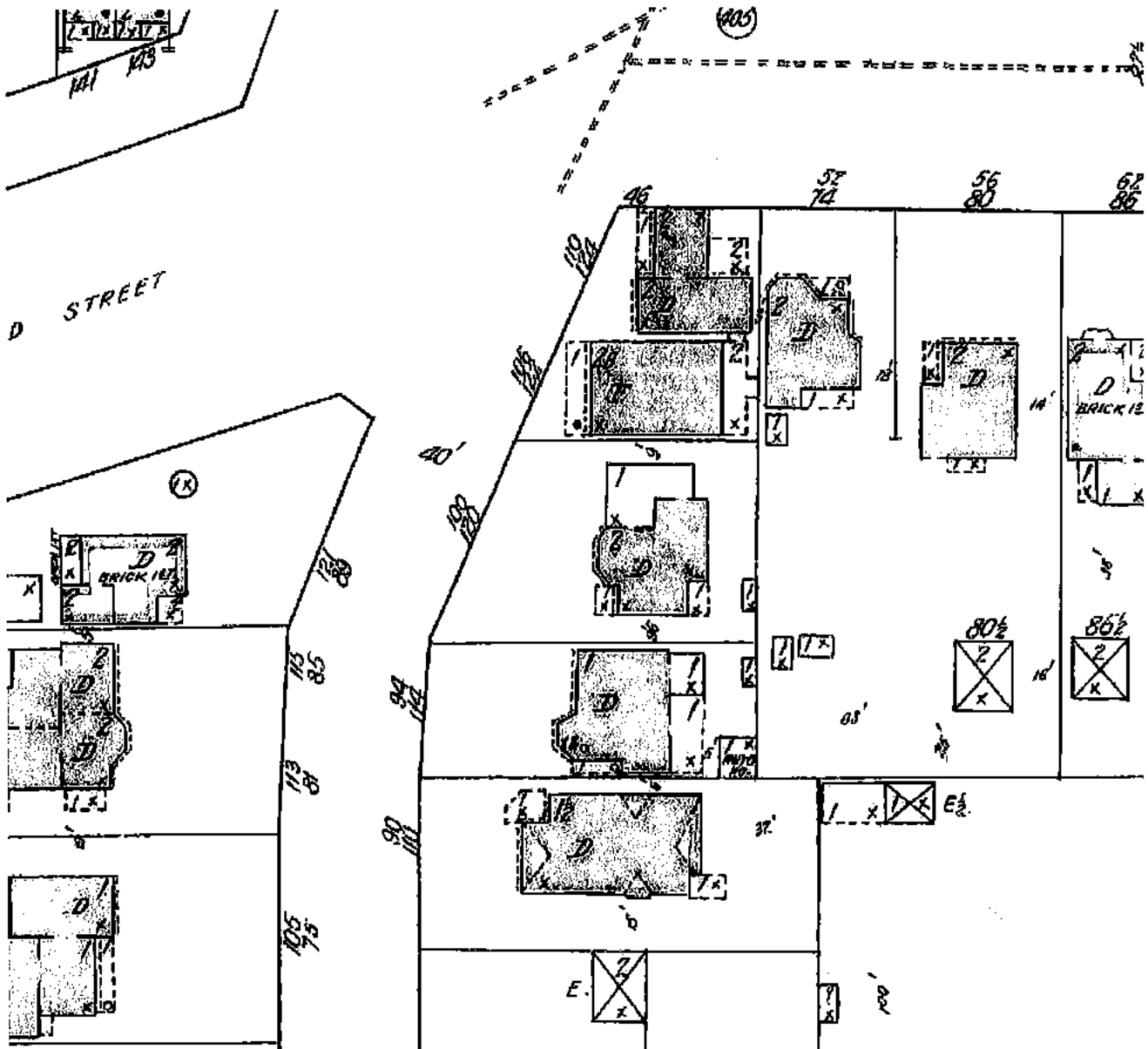
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home : browse : advanced search : preferences : my favorites : my shopping cart : about : help
 add to favorites : reference url



Sheet 058



City Salt Lake City, Utah
Date.Original 1911
Map Sheet Number Sheet 058
Street Names 4th Avenue; West Canon; 3rd Avenue; 2nd Avenue; 1st Avenue; State; Canon Road;
Business/building names The Louise Apartment House; The Emery Apartment House; The Grace Apartment House
Creator Sanborn D A
Subject Sanborn Fire Insurance Maps; maps; urban development; city planning
Publisher J. Willard Marriott Library, University of Utah
Date.Digital 3/23/2001
Type Image
Format.Use image/jp2
Source.Physical 54 cm x 64 cm
Identifier G4344_S3_6475_1911_S35_V1_058.tif
Format.Creation Leica S1 Pro scanning camera; Hasselblad CFI 50mm F/4 lens; f/11, Kaiser Softlite ProVision 6x5 36-bit color
Language en
Rights Management Digital image copyright 2001, University of Utah. All rights reserved.
Website <http://www.lib.utah.edu/digital/sanborn/>
Owning Institution Western Americana Division, Special Collection, J. Willard Marriott Library, University of Utah. 25
Scanning Technician Kelly Taylor
Metadata Cataloger Clifton Brooks/Kelly Taylor

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