

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Ruden Home
Minor Alterations
224 N. 'B' Street
PLNHLC2009-00248
June 3, 2009

Applicant: Nathan Ruden

Staff: Janice Lew, 535-7625
janice.lew@sclgov.com

Tax ID: 09-31-407-004

Current Zone: SR-1A, Special
Development Pattern Residential

Master Plan Designation:
Low Density Residential

Council District:
District 3 – Eric Jergensen

Lot Size: 0.13 acres (5,663
square feet)

Current Use: residential

**Applicable Land Use
Regulations:**

- section 21A.34.020

Notification:

- Notice mailed on May 20,
2009
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites May 18, 2009

Attachments:

- A. Application
- B. Documentation
- C. Photographs

Request

The applicant, Nathan Ruden, requests approval to install fiber-cement siding that would replace the existing aluminum siding. The Planning staff elected to refer the administrative approval request to the Historic Landmark Commission because of the care the Commission has used when considering the use of substitute materials.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the project adequately meets or will meet the standards that pertain to the application (1-4) and therefore, recommends approval with the following conditions:

1. That the Commission allows a smooth finished fiber-cement substitute cladding material of a traditional design. As such, the new material would enhance the appearance of the subject building and bring its design closer to that historically found on a wood-frame house.
2. Approval of the final details of the design shall be delegated to the Planning Staff based upon direction given during the hearing from the Historic Landmark Commission.
3. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, Administrative Hearing Officer, or Board of Adjustment.

Options

The Historic Landmark Commission has the following options regarding this proposal:

1. The Historic Landmark Commission may approve the proposal by finding that the proposal substantially complies with all applicable ordinances, design guidelines and adopted policies;
2. The Historic Landmark Commission may deny the proposal by finding that the proposal does not substantially comply with applicable ordinances, design guidelines and adopted policies; or
3. The Historic Landmark Commission may table the item and request additional information from the applicant and/or staff.

VICINITY MAP



Background

Project Description

According to the historic site form prepared in 1980, this small one-story Victorian cottage with a gable-front and-wing plan was built in 1900 by Miriam Clarke as a rental property. The wood-frame building has experienced the typical alterations made to increase the size of smaller historic homes prior to historic district designation. The original front window was altered and no longer retains its original configuration, the front porch replaced, an addition constructed, and metal siding installed. However, the house was considered contributing to the architectural character of the Avenues Historic District. This contributing status was reaffirmed in the Avenues Historic District Reconnaissance Level Survey (RSL) completed in 2008.

As part of the renovation plans for the home, the applicant proposes to replace the existing aluminum siding with a fiber-cement siding material.

Artificial Material Policy

In 1980, the Historic Landmark Commission adopted the following policy regarding the use of artificial materials:

The use of artificial material in a building which is listed on the Salt Lake City Register of Cultural Resources (either as a landmark site or as part of an historic district) shall not be approved unless it is proven necessary for the preservation of the building.

The policy lists the artificial materials addressed by the Commission and includes; vinyl siding, aluminum siding and asbestos siding. In August of 1994, the Commission discussed creating a new policy regarding the use of synthetic siding, but elected to address the issue through the citywide zoning ordinance rewrite. At that time, the Commission Members identified potential problems of synthetic siding and cited the following reasons for their resistance to the use of the material in the districts:

- It obscures original materials or material that defines the character of a building. As a substitute material for wood, it does not lend itself to the precise shaping that wood does, nor does it have a similar texture.
- Contrary to the claims made by synthetic siding companies, aluminum and vinyl siding are not maintenance and problem-free.

Adopted in April of 1995, section 21A.34.020G10 of the Zoning Ordinance addresses the use of synthetic siding on contributing and Landmark Sites and is discussed below.

Comments

Public Comment

No public comment regarding this application has been received.

Project Review

Analysis and Findings

Findings

21A.34.020 H Historic Preservation Overlay District:

G. Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure. In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

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 characteristics of original building materials, including the scale of the element, its texture and finish, are important in defining the overall historic character of a property. This is particularly true for wood sided, frame buildings. Thus, these features should be retained and preserved. When the material is

too deteriorated to repair, then limited replacement in kind may be permitted. Additionally, primary historic building materials should never be covered or subjected to harsh cleaning materials.

The architectural integrity of this residential building, however, was compromised when the original siding was covered or removed. In this case, the applicant states that he has not been able to find evidence that any of the original cladding material remains under the aluminum siding.

Finding: The application meets this standard, as the applicant is not proposing to remove historic materials that characterize the property or alter historic features beyond those changed previously. The original cladding material may have been removed when the aluminum siding was installed in 1961.

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: Where an important architectural feature is missing such as the siding, its recovery is always recommended as the preferred treatment. If it is desirable to re-establish a missing historic feature and adequate documentation exists so that it may be accurately reproduced, then constructing a new feature based on such information is appropriate. A second acceptable course of action for a replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. In this case, removal of the aluminum siding and replacing it with a substitute material would not create a false sense of history because the proposed replacement material, fiber-cement siding, is a modern construction material.

Finding: The proposed cladding material complies with this standard to the extent that its application would not create a false sense of history.

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

Analysis: Based upon building permit card information, the re-siding work was performed in 1961 with a new material (aluminum siding). This feature is an inappropriate alteration that detracts from the historic character of the building because it fails to capture the richness and variety of real wood. As such, the previous alterations are not considered architecturally significant.

Finding: The primary façade and character-defining elements of the historic building as seen from the street would not be negatively affected by the removal of the existing metal siding. Although aluminum siding materials seek to imitate wood siding, it is a standardized, machine made, and mass produced material.

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

Analysis: The metal siding is not a character-defining feature of the property; in fact, it detracts from the home's identity as an early American wood-frame home.

Finding: The application complies with this standard in that the replacement of inappropriate materials would not remove finishes or 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: The Historic Landmark Commission and staff have not made it a practice to require property owners to return a property to an earlier appearance if a material or feature was removed or obscured. Thus, the Commission must determine to what extent the applicant should restore the incompatible alterations while making the house viable for the property owner as well as adhering to the requirements of the Zoning Ordinance and the Design Guidelines. Since the existing building materials are not original or in keeping with the character of a wood-frame house of this period, staff is of the opinion that other cladding materials could be used that would be more consistent with the visual qualities associated with traditional wood materials.

If an original material is missing or too deteriorated to repair, then a compatible substitute material may be considered. The Historic Landmark Commission has found substitute materials such as fiber-cement siding, an acceptable substitute material in certain instances such as new construction and on additions to historic buildings. Fiber-cement siding lends itself to the crisp detailing found in wood products.

Standards for Primary Materials

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.

Covering materials

2.2 Covering original building materials with new materials is not allowed. Covering original materials with new materials is not allowed. Vinyl or aluminum siding is prohibited on historic buildings, as well as any other imitation siding material that may be designed to look like wood siding but that is fabricated from other materials.

2.3 Consider removing later covering materials that have not achieved historic significance. Once the siding is removed, repair the original material. Removal of other materials, such as stucco, must be tested to assure that the original material will not be damaged. If masonry has a stucco finish, removing the covering may be difficult, since original brick finishes were sometimes chipped to provide a connection for the stucco application. If removing stucco is to be considered, first remove the material from a test patch to determine the condition of the underlying masonry.

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.

Finding: Since this is a request to alter previous inappropriate work that caused the removal of the original wood siding, it will not be possible to repair the original building material. The applicant presents a cladding material that reflects the visual appearance of some historic wood sidings. As such, a fiber-cement siding would enhance the appearance of the building and bring its design closer to that historically found on a wood-frame Victorian house. The request meets the intent of this standard.

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: Because the historic character of the building was diminished by the removal of important architectural materials and features, preservation practices dictate that replacement materials and features should match the appearance of the originals to the greatest extent possible. Additionally, fiber-cement siding was approved by the Historic Landmark Commission in 2007 for a similar request to replace aluminum siding on a home located at 113 Clinton Avenue (Petition 470-07-33).

Finding: The application for new siding does not destroy significant cultural, historical, architectural or archaeological material. In this case, the use of fiber-cement siding as a replacement material is consistent with this standard because the original wall fabric was removed, and in some cases, the replacement material has been found to be an appropriate substitute material for wood in the historic districts.

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: The character-defining features of this building have undergone several changes over time. The earlier alterations to the cladding material do not reinforce the historic character of the building, but its essential form is unimpaired. Since the proposed cladding would be a new design in dimension and material, it would be discernable from the old.

Finding: The proposed replacement of the non-historic material makes use of the principle that a new design may be acceptable if it is compatible with the remaining character-defining features of the historic building. The new work would be distinguishable from the old and it would be possible, although not likely, to remove the new cladding. The proposed project meets the intent of this standard.

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: As discussed previously in this staff report, the Historic Landmark Commission has addressed synthetic materials and the issues of their use are reflected in the Zoning Ordinance. The ordinance states that synthetic siding designed to look like wood siding is not allowed. The metal siding is not an original material, and as far as the staff has been able to determine, a historic material. However, it was probably installed before the Avenues Historic District was designated.

Finding: The proposed application of fiber-cement siding meets the intent of this standard because the material more closely conveys the visual appearance of wood siding, including design and texture, than the existing aluminum siding.

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 consistent with this standard as noted above and supported by the design guidelines mentioned in this staff report.



Attachment A
Application



Lew, Janice

From: Nathan Ruden [nateruden@gmail.com]
Sent: Monday, April 20, 2009 7:15 PM
To: Lew, Janice
Subject: Re: 224 N. 'B' Street

Hi Janice,

Thanks for sending this photo, it has been a lot of fun to see it and imagine the house back then. We have been thinking a lot about this project and wondering how we can make it work financially. The cost of wood siding was a lot higher than we had realized, and would make the project unaffordable.

But we would really like to improve the house, and the only way we can think to make it work financially is to use a hardi-plank product, which is about 1/3 the cost of wood siding. I've been checking out their website for products similar to what was on the original house. They have a colonial siding product, 8" wide (6-3/4" exposure) that looks like it would match the original look very well. Here is a link to their site, and if you click on the "colonial roughsawn," it will show you a small detail of what it looks like installed: http://www.jameshardie.com/homeowner/products_siding_hardieplankLapSiding.py. I contacted several lumber yards about cedar siding, and besides the increased cost, none of them offered a material that is as close to the original siding as the hardi-plank product. Hardiplank also has a product that would match the half-round shingles in the gables.

It has been a while since I reviewed this with you, and I wanted to double check again. Is this something that you could approve administratively, or do we need to go through the landmark commission? I really hope you can do it administratively, but if not, we'll head to the landmark commission and hope they approve it. Otherwise, we won't be able to make the improvements and it will have to wait for the next owner to do it. I'm willing to put in whatever work I need to, and will be installing the siding myself to save money, but the several thousand dollars extra to use wood siding puts the project out of reach.

Thanks so much for your help,
Nate

On Mar 19, 2009, at 11:10 AM, Lew, Janice wrote:

Hello Nathan,

Attached is a 1930's tax photo of your property on B Street. This might help you determine a course of action for rehabilitating the home. Please let me know if you have any questions.

Janice

Janice Lew
Planning Division
PO Box 145480
451 South State Street, Room 406
Salt Lake City, UT 84114-5480
801.535.7625
<224 B St photo.pdf>

5/12/2009

Lew, Janice

From: Nathan Ruden [nateruden@gmail.com]
Sent: Tuesday, May 12, 2009 11:37 AM
To: Lew, Janice
Subject: Re: One more thing...

Hi Janice,

Certain:

1. Replace old siding and trim.
2. Replace some windows as proposed earlier.
3. Remove rear porch

Probable (we haven't talked about these yet):

1. Remove front porch and replace with one closer in design and size to the original
2. Replace current roofing with asphalt shingle roofing

My to-do list as I understand it:

1. Complete the window schedule, and provide literature on windows to be installed
2. Front porch design
3. Provide specifications on roofing material

Questions:

1. I wonder if there is anything else I need to do before the meeting in early June? I am taking vacation during the week following the meeting and would like to get a large chunk of the work done at that time, so it is important that I have everything ready to make that meeting.
2. Do I need to submit a new drawing, or should I come in and modify the existing drawing - or is our communication via email sufficient?

Thanks for all your work in helping me,

Nate

On Tue, May 12, 2009 at 10:04 AM, Lew, Janice <Janice.Lew@slcgov.com> wrote:

Hello Nathan,

What is the extent of the work that you are proposing to do at this time? Thanks.

Janice

-----Original Message-----

From: Nathan Ruden [mailto:nateruden@gmail.com]
Sent: Thursday, April 30, 2009 9:13 AM
To: Lew, Janice
Subject: Re: One more thing...

Great. Thanks so much.

Nate

5/12/2009

On Apr 30, 2009, at 8:05 AM, Lew, Janice wrote:

> I have it penciled in on that agenda and will start working on that
> staff report next week. I will let you know if there is anything else
> that I need.

>

> Janice

>

> -----Original Message-----

> From: Nathan Ruden [mailto:nateruden@gmail.com]

> Sent: Wednesday, April 29, 2009 10:46 PM

> To: Lew, Janice

> Subject: Re: One more thing...

>

> Hi Janice,

>

> Any word yet about the commission meeting in June? I just want to
> make sure that I've got everything lined up that I need so this
> doesn't get postponed another month. Thanks.

>

> Nate

>

> On Apr 22, 2009, at 6:25 PM, Lew, Janice wrote:

>

>> Nathan,

>>

>> Your request to replace the aluminum siding with a substitute siding
>> material must be reviewed by the Commission since the zoning
>> ordinance

>> specifically prohibits materials that are fabricated from an
>> imitation

>> material. I will try and schedule your project on their next
>> available

>> meeting the first Wednesday in June and will check the application to
>> see if there is any other information that I need. Thank you.

>>

>> Janice

>>

>> -----Original Message-----

>> From: Nathan Ruden [mailto:nateruden@gmail.com]

>> Sent: Monday, April 20, 2009 7:30 PM

>> To: Lew, Janice

>> Subject: One more thing...

>>

>> Hi Janice,

>>

>> I forgot to mention in my earlier email that I took a good look at
>> what is underneath the current aluminum siding. There is no evidence
>> of the original siding left on the multiple portions of the house

>> that
>> I checked. My guess is that it was completely removed when the
>> additions were made and the aluminum siding was installed.
>>
>> Nate
>

Attachment B
Documentation



Researcher: Kathryn MacKay
Date:

Site No. _____

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

IDENTIFICATION 1

Street Address: 224 B Street Plat Bl. Lot
Name of Structure: T. R. S.
Present Owner: Meier, Hellmuth & Erna H. UTM:
Owner Address: Tax #:

AGE/CONDITION/USE 2

Original Owner: Miriam Clarke Construction Date: 1900 Demolition Date:
Original Use: single family
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

STAT 3

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

DOCUMENTATION 4

Photography:
Date of Slides: 5/77 Date of Photographs:
Views: Front Side Rear Other
Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

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

Tolk, Salt Lake City Directory, 1910-.
Salt Lake County Records.
Building permit, October 9, 1900, #1475.

5

ARCHITECTURE

Architect/Builder:

Building Materials: aluminum siding

Building Type/Style: Victorian eclectic

Description of physical appearance & significant architectural features:

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

This is a small one-story Victorian cottage with an "L" shaped plan and gable roofs. It has been remodeled with new front windows, porch, and aluminum siding.

--Thomas W. Hanchett

Building Permit: #1475, October 9, 1900, Mrs. M. Clarke owner, fram cottage 3 rooms, \$600.



6

HISTORY

Statement of Historical Significance:

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

The Victorian massing of this home contributes to the architectural character of the Avenues.

This home was built by Miriam Clarke (-1903) as rental property. She lived next door at 226 B Street (Replaced). The Clarke family owned this lot (3), maintaining homes and a henyard on it. The Clarkes maintained an interest in the home after Miriam's death and maintained it as rental. Orvin Morris who built the home next door(216 B) eventually acquired this property. In 1922 his mother Lavina Robbins Morris moved into this house. She lived here until her death. In 1932 Morris' widow Estella lost the home to Zion's Savings Bank and Trust Company. That company maintained the home as rental, then sold it in 1942 to William, a carpenter, and Marie S. Bernards who lived here only three years before they sold (1945) the home to Otto L. and Cordelia Farnsworth. Otto was a clerk at the Fisher Drug Store.

*Architectural Survey Data for SALT LAKE CITY
Utah State Historic Preservation Office*

"B" Street — Avenues Historic District (SLC Landmark District)

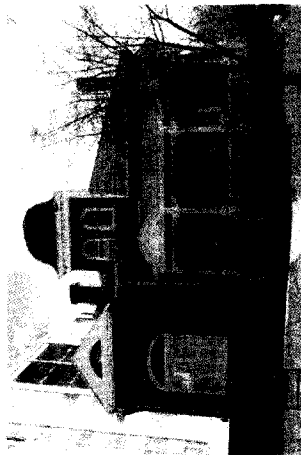
Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
174 N B STREET	A	0/1	1889	REGULAR BRICK	VICTORIAN ECLECTIC EASTLAKE	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	KLETTING-ARCHT, SM TOWER N04
181 N B STREET	A	0/1	c. 1880	BRICK; OTHER/UNDEF. SANDSTONE	VICTORIAN ECLECTIC	FOURSQUARE (BOX) SINGLE DWELLING	07	STATE REGISTER; SLC REGISTER NR04
BEER, WILLIAM F., ESTATE		2.5	c. 1898					
212 N B STREET	B	0/0	1903	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	08	AJ JENKINS-BLDR N04
215 N B STREET	B	0/1	1908	REGULAR BRICK ALUM./VINYL SIDING	VICTORIAN; OTHER POST-WWII; OTHER	RECTANGULAR BLOCK SINGLE DWELLING	08	BELOW GRADE GARAGE N04
216 N B STREET	B	0/1	1908	REGULAR BRICK	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	08	N04
217 N B STREET	B	0/1	1900	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	08	BELOW GRADE GARAGE N04
224 N B STREET	B	0/1	1900	ALUM./VINYL SIDING	VICTORIAN; OTHER	CROSSWING SINGLE DWELLING	08	N04
228 N B STREET	A	0/0	1907	REGULAR BRICK	VICTORIAN ECLECTIC	2-PART BLOCK	08	226-228; ATTACHED TO ONE- STORY RESIDENCE ON SOUTH
STONEMAN'S GROCERY		2			20TH C. COMMERCIAL	GROCERY		N04
229 N B STREET	D	1/0	1972	REGULAR BRICK VENEER; OTHER	MANSARD	OTHER APT./HOTEL	08	
CELESTA VU		3				MULTIPLE DWELLING		N04
233 N B STREET	C	0/1	1893	ALUM./VINYL SIDING	VICTORIAN; OTHER	SIDE PASSAGE/ENTRY	08	B&M MCCANN; TOO MANY CHANGES N04
		2	c. 1985		LATE 20TH C.; OTHER	SINGLE DWELLING		N04
234 N B STREET	B	0/1	1911	REGULAR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	08	N04

?=approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/altared D=ineligible/out of period U=undetermined/lack of info X=demolished

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

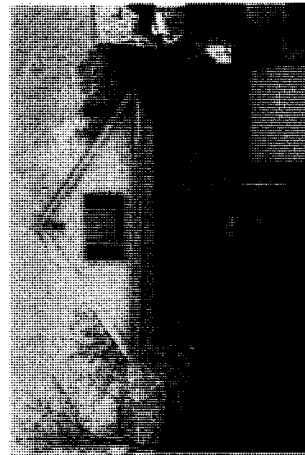
RECONNAISSANCE LEVEL SURVEY – 2007-2008
"B" Street, Page 3



174 N "B" Street
A



181 N "B" Street
A



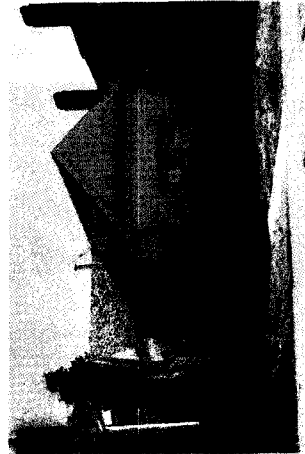
215 N "B" Street
B



216 N "B" Street
B



217 N "B" Street
B



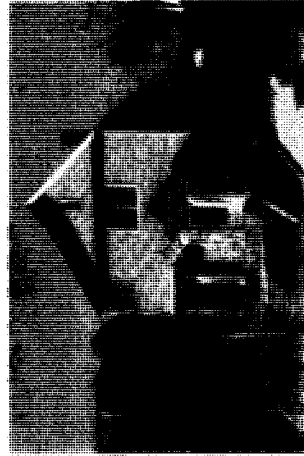
224 N "B" Street
B



228 N "B" Street
A



229 N "B" Street
D



233 N "B" Street
C



234 N "B" Street
B



212 N "B" Street
B

Address 224¹/₂ B St

Date 8-28

1931

Owner Morris Hillmuth main
Jackrell

Wm Bernards

Building Permit No. 971 31555 395X2-6-18-13

Electrical Permit No. 21829-7/10/36-31162-2-23-38

Plumbing Permit No. 21561-H-5-38

Building Permit No. 1615-10-11-11 38497-9-21-61-Reside Res alum Siding

Electrical Permit No.

Plumbing Permit No.

Building Permit No. 305503-11-13-80 Add to SF Res 120 #

Electrical Permit No.

Plumbing Permit No.

Electrical Permit No.

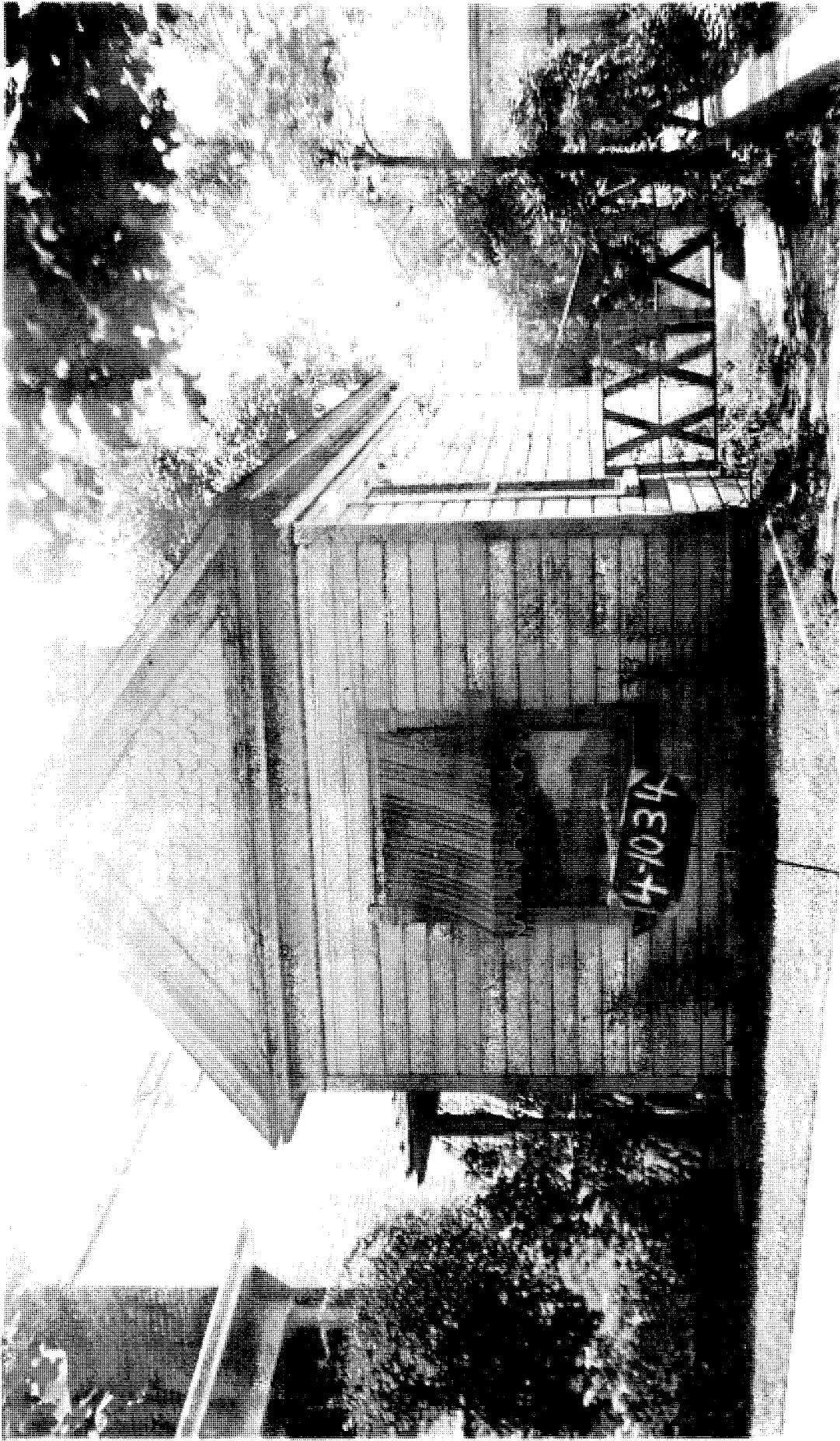
Electrical Permit No.



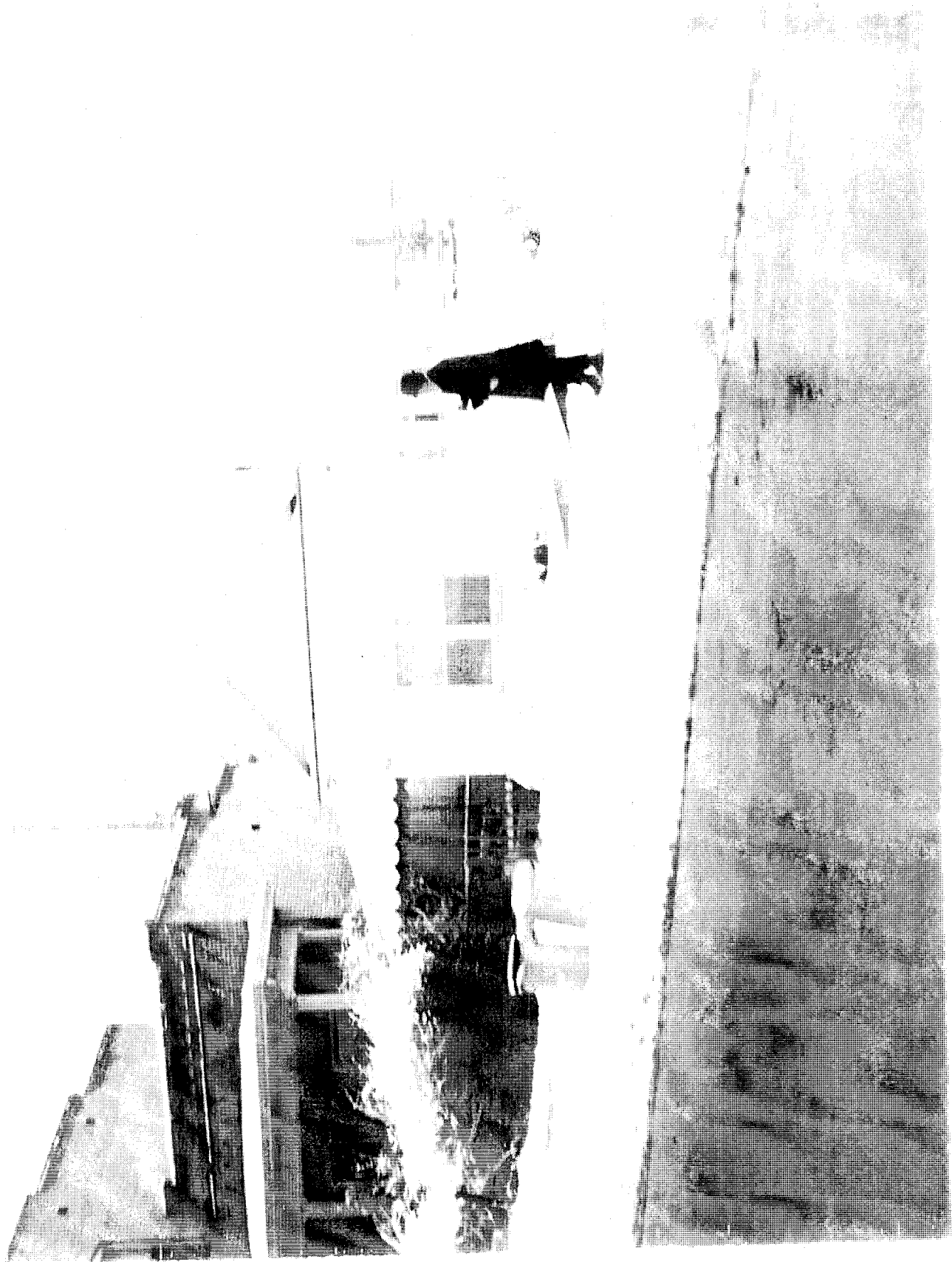
Attachment C

Photographs

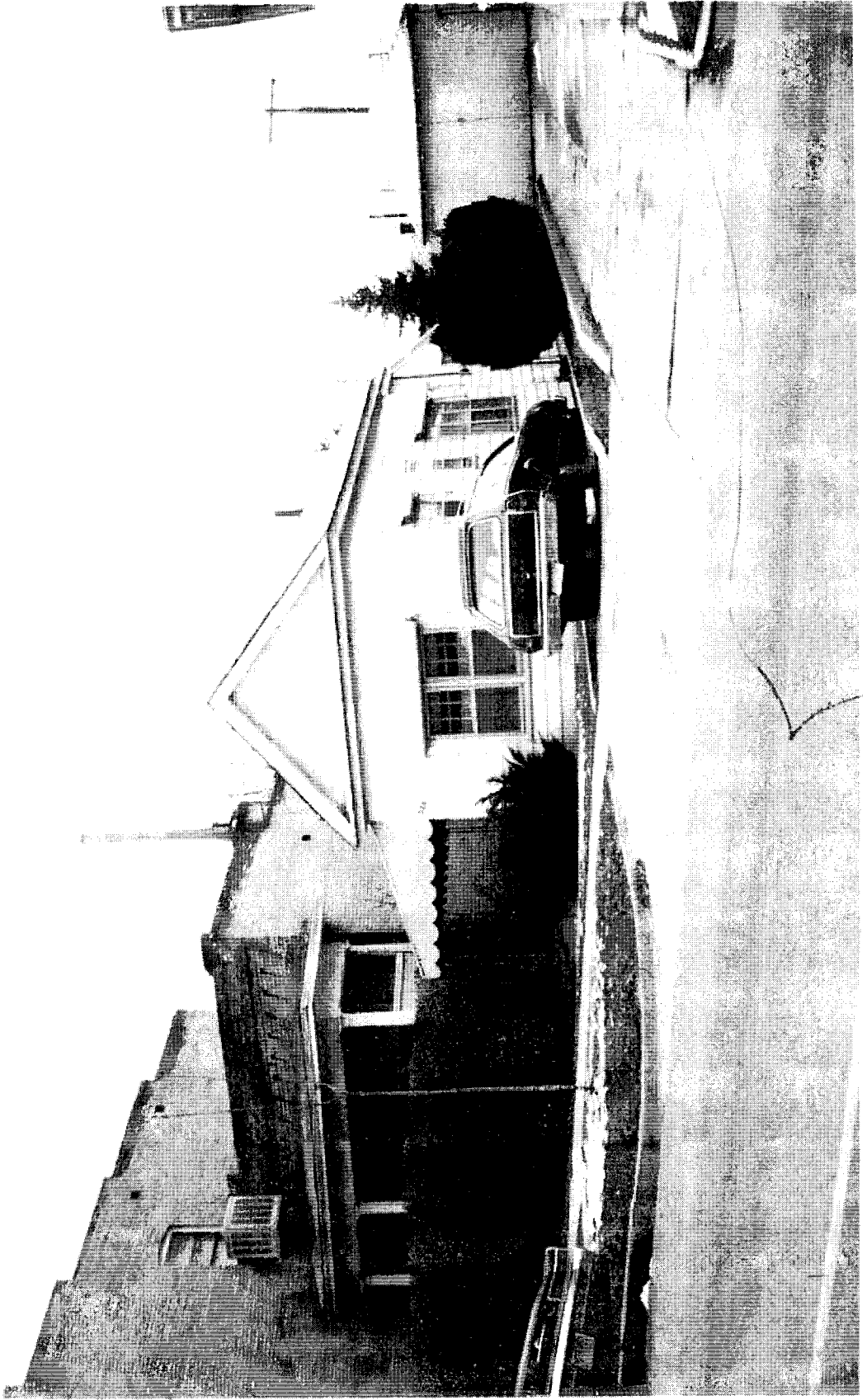




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