

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

**Provost Home
Minor Alterations
168 N. 'E' Street
PLNHLC2009-00866
September 2, 2009**

Applicant: Larry Rowe,
contractor

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

Tax ID: 09-31-439-004

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 August 18,
2009
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites August 19, 2009

Attachments:

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

Request

The applicant requests approval to replace existing historic wood windows on the main level of the home located at 168 N. 'E' Street. Planning Staff determined that the application could not be approved administratively because the existing windows do not meet the criteria for replacement as they are original and repairable. Therefore Planning staff refers this application to the Historic Landmark Commission for consideration.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning staff's opinion that the project fails to substantially meet the standards that pertain to the application and therefore, recommends the following:

1. That the Historic Landmark Commission denies the request to replace the existing wood windows. The project does not meet standards 2, 5, 6, 8, 9, and 12 of Section 21A.34.020(G) of the Zoning Ordinance and standards 4, 7, 10, and 11 are not applicable to this application.

VICINITY MAP



Background

Project Description

According to the historic site form prepared in 1978, this one-and-a-half-story Victorian eclectic house, a central block with projecting bays, was built in 1903 by William W. Rogers, a bookkeeper at Rogers Cigar Company. There is a main hipped roof with a gablet, a hip roofed front dormer, and gabled bays on the front (west) and south elevations. All of the gables have wood shingle siding and the projecting gables of the bays have returns. The character-defining features of the bays include an over-sized fixed window with a transom window above that is flanked by double-hung windows. These window openings have stone sills and lintels. There are also two leaded glass windows on the house. Although a Certificate of Appropriateness has not been issued for the proposed project, the property owner indicated that the replacement windows were already purchased following discussions with the City's Buzz Center.

Since the 2007-2008 Reconnaissance Level Survey (RLS), the original windows of the dormer and projecting gables have been replaced with vinyl windows. In addition, two double-hung windows located toward the rear

of the south elevation were replaced with vinyl windows. This work appears to have been completed by the previous property owner, but without the appropriate permits.

The applicant proposes to replace the sash of the original wood windows with Amsco Renaissance Series (thermoplastic resin composite) replacement windows of the same size and type as the existing windows. The leaded glass windows will have new storm windows installed.

Comments

Public Comment

No public comment regarding this application has been received.

Project Review

Analysis and Findings

Options

Approval: If the Commission finds that the proposed project meets the standards of the ordinance the application should be approved.

Denial: If the Commission finds that the proposed project does not meet the standards of the ordinance the application should be denied. The applicant may repair the existing windows and apply for storm windows that meet the standards and guidelines.

Continue: If the Commission finds that additional information is needed, they may postpone the decision with specific direction as to the additional information required.

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:

Standard 1

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 for Standard 1: No changes are proposed in the use of the building for residential purposes.

Finding for Standard 1: The project is consistent with this standard.

Standards 2, 5, and 6

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

Applicable Design Guidelines for Standard 2, 5, and 6

3.0 Windows

Repair of Historic Windows: Whenever possible, repair historic windows, rather than replace them. In most cases it is in fact easier, and more economical, to repair an existing window rather than to replace it, because the original materials contribute to the historic character of the building. Even when replaced with an exact duplicate window, a portion of the historic building fabric is lost and therefore such treatment should be avoided. When considering whether to repair or replace a historic window, consider the following:

First, determine the window's architectural significance. Is it a key character-defining element of the building? Typically, windows on the front of the building and on sides designed to be visible from the street, are key character-defining elements. A window in an obscure location or on the rear of a structure may not be. Greater flexibility in the treatment or replacement of such secondary windows may be considered.

Second, inspect the window to determine its condition. Distinguish superficial signs of deterioration from actual failure of window components. Peeling paint and dried wood, for example, are serious problems, but often do not indicate that a window is beyond repair. What constitutes a deteriorated window? A rotted sill may dictate its replacement, but it does not indicate the need for an entire new window. Determining window condition must occur on a case-by-case basis, however, as a general rule, a window merits preservation, with perhaps selective replacement of components, when more than 50 percent of the window components can be repaired.

Third, determine the appropriate treatment for the window. Surfaces may require cleaning and patching. Some components may be deteriorated beyond repair. Patching and splicing in new material for only those portions that are decayed should be considered in such a case, rather than replacing the entire window. If the entire window must be replaced, the new one should match the original in appearance.

Analysis for Standards 2, 5, and 6: 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. From the photographs submitted and a site inspection, Planning Staff is of the opinion that the existing windows are repairable in this case.

Finding for Standards 2, 5, and 6: The proposed project fails to meet these standards. The applicant is proposing to remove character-defining materials that do not appear to be seriously deteriorated, and replace them with new thermoplastic resin composite windows that do not convey the same visual appearance of the historic wood material. The proposed replacement windows will also require the destruction of original material including wood and glass.

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 for Standard 3: Replacing the windows with a substitute material does not create a false sense of history because composite materials are a modern construction material.

Finding for Standard 3: The proposed building 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 for Standard 4: This project does not involve any prior alterations or additions that have acquired historic significance in their own right.

Finding for Standard 4: This standard is not applicable.

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 for Standard 7: No chemical or physical treatments are proposed as part of this request.

Finding for Standard 7: This standard is not applicable.

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;

Applicable Design Guidelines for Standard 8:

3.0 Windows

Background: Windows are some of the most important character-defining features of most historic structures. They give scale to buildings and provide visual interest to the composition of individual facades. Distinct window designs in fact help define many historic building types.

Window Features: The size, shape and proportions of a historic window are among its essential features. Many early residential windows in Salt Lake City were vertically-proportioned, for example. Another important feature is the number of "lights," or panes, into which a window is divided.

Analysis for Standard 8: Replacing the existing windows, particularly those located within a bay, destroys significant character-defining elements of the building.

Finding for Standard 8: The project does not meet this standard as the alterations would destroy significant architectural features and materials.

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 for Standard 9: Since the request is to remove character-defining wood windows and replacing them with a modern construction material (composite resin material), 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 for Standard 9: 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 for Standard 10: The use of prohibited building materials is not a component of this project.

Finding for Standard 10: This standard does not apply to the proposed project.

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 for Standard 11: Signage is not a component of this project.

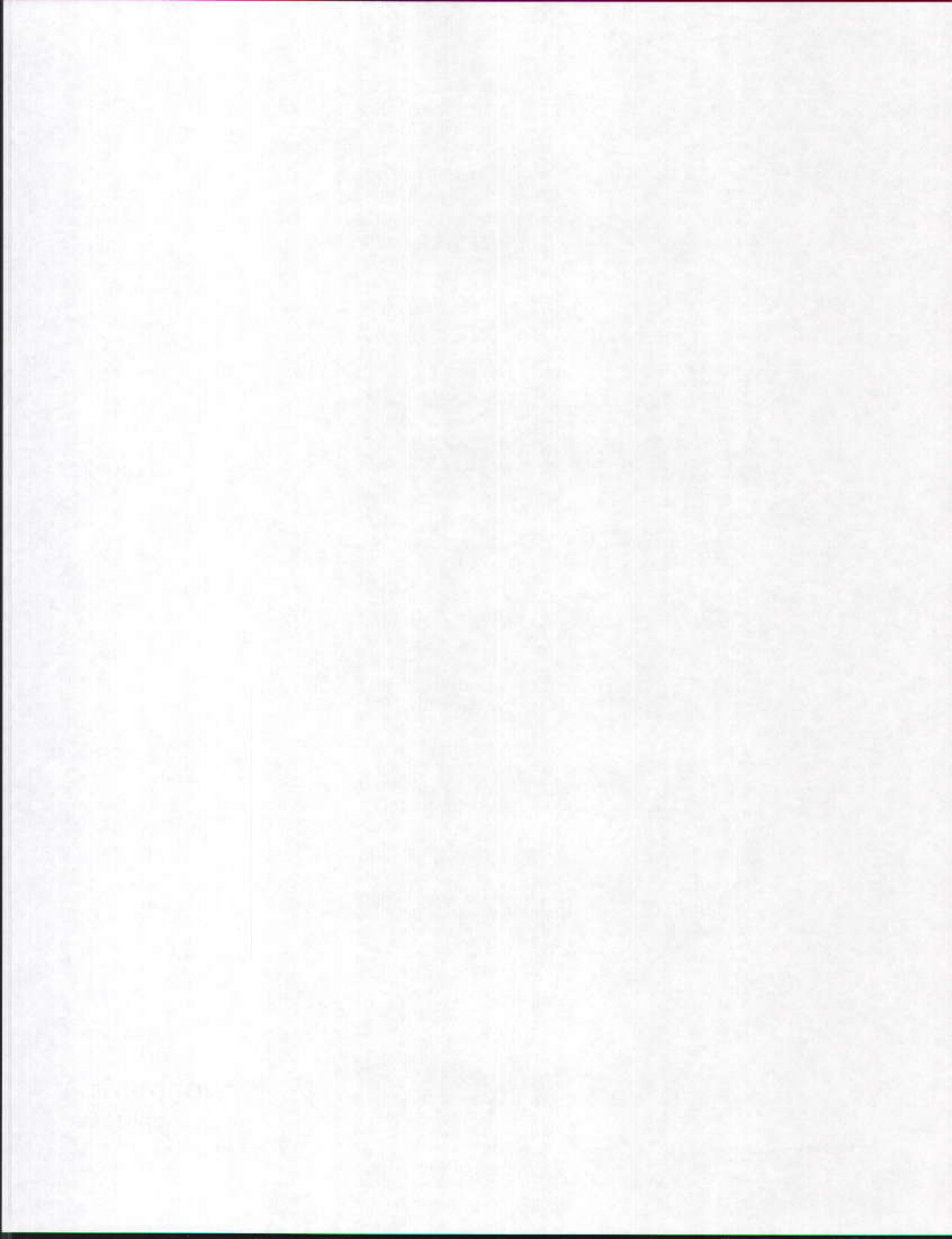
Finding for Standard 11: This standard does not apply to the proposed project.

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

Analysis for Standard 12: The Historic Landmark Commission's *Design Guidelines for Residential Historic Districts in Salt Lake City* is applicable in this case.

Finding for Standard 12: The project is inconsistent with standards 2, 5, 6, 8 and 9 as noted above and not supported by the design guidelines (3.0 Windows) mentioned in this staff report. Standards 4, 7, 10 and 11 do not pertain to the proposed project.

Attachment A
Application



We are proposing to replace old window do to lack of seal and that they are not working properly. We will replace with new Amsco Renaissance coposite wood windows in the same singel hung style that is there. The over all look will be the same as what is there .

Thank you

Larry Rowe

PHI.

RENAISSANCE[®]

Series



The Biggest Innovation in Windows Since Wood.



Beauty and Elegance without the Maintenance.

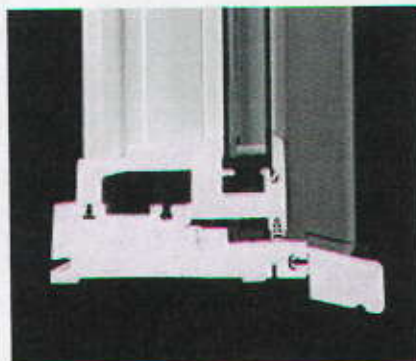
The dawn of a new era in windows has arrived, and it's guaranteed to change the way you think about windows in your home. With the new Renaissance® Series windows from AMSCO®, you can now have elegant beauty and energy efficiency in your home without the maintenance that comes with wood.

Renaissance Composite

Made with a composite material, Renaissance Series windows are more than just an attractive addition to the interior and exterior of your home. They are designed and

constructed to withstand even the harshest conditions, season after season. Just look at everything this revolutionary material has to offer:

- Can be shaped to various shapes and sizes
- Will not absorb moisture
- Acts as an excellent insulator
- Offers superior dimensional stability
- Maintains stability even in high-heat environments
- Can be easily recycled



When you see the AMSCO Renaissance Series name, you know that it has surpassed the following industry-standard tests:

- Heat Resistance
- Weatherability
- Air Infiltration
- Water Resistance
- Dimensional Stability
- Impact Resistance
- Weight Tolerance
- Tensile Strength
- Corner Strength



Quality Construction. Superior Aesthetic Design.

Frame Size

Solid 4 9/16 inch frame provides strength and durability. (Extension for 6 9/16 inch jamb available.)

Interior Color and Wood Veneer Options

The smooth finish of the interior comes in White, Almond and Taupe. And if you prefer the look of wood, a pine veneer is also available that can easily be stained or painted to meet your décor needs.

Hardware

Color matching hardware is used for our interior finishes and complementary hardware can be selected for pine interior options.

The Best in Glass Options

From mild climates to demanding weather conditions, we have glass options to meet your needs. Clear, CozE, CozE Tint, CozE HV and Brite Naturally Clean Glass are just a few of the options available to best meet your needs.

Resin Composite

The composite material used in Renaissance windows is a blend of thermoplastic resins that have been blended, heated, pressurized and melted through a main extruder to provide a material that looks as good as wood without the maintenance, all encapsulated with our Supercap® technology.

Supercap Finish

Encapsulated with an acrylic-based capstock, the composite material takes on a durable, finely painted millwork finish that won't peel, fade or warp, resists scratching and can be easily cleaned with just soap and water.

Warm Edge Technology

Optimal 7/8 inch spacer reduces condensation and provides energy efficiency.

Muntins/Grids

Choose from several muntin/grid styles and patterns to customize the look of your home, using 5/8 inch flat grids, 1 inch sculptured or exterior and interior surface applied simulated divided lite grids.

Wood Joinery Techniques

Wood joinery techniques can be found in all Renaissance Series windows, providing attractive tongue and groove frame corners and mortise and tenon sash corners for superior structural strength.

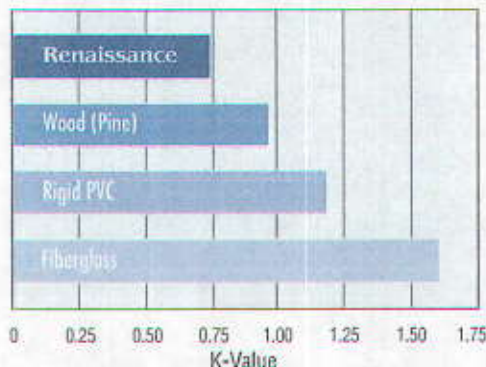
Custom Sizing

All Renaissance Series windows can be custom sized to the nearest 1/8 inch increment to fit your architectural style and meet your customized window replacement needs.

The Ultimate in Energy-Efficiency and High-Technology Glass.

Superior Thermal Performance of the Composite Frame

Much of the heat a home loses can be through the frame of the windows, not just the glass. Renaissance composite windows, made of a solid composite material, perform even better than the already efficient vinyl and wood windows when it comes to K-Values, or the amount of heat going in and out of a home through the frame. The lower the K-Value, the less heat goes in and out, and the Renaissance composite outperforms the other more commonly used frame materials, making your home even more energy efficient.



*Source: Milron Industries, NFRC and independent lab data

Warm Edge Spacer

Warm edge technology uses state-of-the-art materials to eliminate contact between inside and outside window components. This advanced insulation technique increases overall thermal efficiency and decreases condensation.

Safety Glass Capability

Because we're one of the few manufacturers with our own on-site tempering furnace, we can maintain our own high quality control standards for our safety glass, as well as avoid unnecessary delays. It all adds up to better safety glass, quicker delivery and higher customer satisfaction.

When it Comes to Custom Styles and Sizes, the Only Limit is Your Imagination.

All Renaissance Series windows are available in standard as well as custom sizes to the nearest 1/8 inch increment.



Double-Hung

- Block and tackle balances
- Neutral or matching jamb liners
- Sloped sill
- Traditional wide rail look in bottom sash
- Recessed finger pulls in sash
- Recessed tilt latches
- Tilt sash for ease of cleaning



Casement

- Centered sash for ease of cleaning (excludes egress hardware)
- Unison lock with concealed hardware
- Matched or neutral color hardware
- Standard fixed and optional folding handle



Horizontal Slider

- Appealing aesthetics with equal sight lines
- Recessed finger pull hardware
- Cam-action lock
- Heavy duty, quiet brass roller



Awning

- Scissor-style hardware for smooth operation
- Two locks with concealed hardware
- Standard fixed and optional folding handle



Picture/
Fixed Window

- Sash and Frame
 - Superior aesthetics than direct set look
 - Matching sight lines align with vent units
- Direct Set
 - Lower cost than sash and frame
 - Allows for maximum glass viewing area



Specialty Shapes

- Direct set – economically priced
 - Round top, Arch top, Octagon, Full circle, Half circle, Quarter circle, Quarter angle, Trapezoid, Quarter rectangular, Eyebrow rectangular

Color and Wood Veneer Options

Our exclusive Supercap system allows us to provide color options for superior than paint. This co-extruded process provides excellent resistance to scratching and peeling, and a solar reflective additive aids in preventing fading and chalking over time. Renaissance Series windows are available in White, Almond or Taupe. Plus, we offer a beautiful pine wood veneer that can be easily stained or painted to match the interior of your home.



White



Almond



Taupe



Pine Wood
(Interior)

Renaissance Series Grids

The Renaissance Series gives you a multitude of grid options. The grids are available in 5/8 inch flat, 1 inch sculptured and 7/8 inch or 1 1/8 inch simulated divided lite grids.



5/8 inch flat are placed
between the glass



1 inch sculptured are placed
between the glass



1 1/8 inch simulated divided lites
are applied to exterior and
interior of the glass

Certified Quality

In addition to our own stringent quality control standards, AMSCO is a proud member of the National Fenestration Rating Council, the American Architectural Manufacturers Association and has earned the right to carry the ENERGY STAR® label, a program sponsored by the Department of Energy. These organizations set the standards for the entire window and door industry. And every AMSCO product meets or exceeds their standards for a host of critical quality standards, assuring you life-long, satisfying performance.



Proud Member and Manufacturer
of Certified Products

Everything You Want in a Wood Window,
Except the Wood.



Renaissance	Glass Type	U-Value*	SHGC**	VT***	Structural Rating
Double-Hung	Clear	0.46	0.55	0.58	LC-35/LC-25
	CozE	0.34	0.30	0.51	
	CozE Tint	0.34	0.19	0.28	
	CozE HV	0.33	0.20	0.46	
Horizontal Slider	Clear	0.46	0.56	0.59	LC-25/R-15
	CozE	0.34	0.31	0.52	
	CozE Tint	0.35	0.19	0.29	
	CozE HV	0.33	0.20	0.47	
DH Picture Window	Clear	0.45	0.57	0.61	C-30/LC-25
	CozE	0.33	0.31	0.54	
	CozE Tint	0.33	0.19	0.30	
	CozE HV	0.31	0.21	0.48	
Casement	Clear	0.43	0.54	0.58	C-40/C-35
	CozE	0.32	0.30	0.51	
	CozE Tint	0.32	0.18	0.28	
	CozE HV	0.30	0.20	0.46	
Awning	Clear	0.44	0.59	0.63	C-30
	CozE	0.32	0.32	0.55	
	CozE Tint	0.32	0.20	0.31	
	CozE HV	0.30	0.20	0.45	

NOTE: Data published is for comparison purposes only and is accurate as of August 1, 2007. Performance data is for overall window/door units and not glass only. Data presented is based on DS annealed glass without grids. Other options may affect performance values. Please contact your Authorized AMSCO Dealer for actual values of units.

* U-Value represents the amount of heat transfer as measured in accordance with NFRC 100.

** Solar heat gain coefficient (SHGC) measures the amount of solar radiation entering the building as measured per NFRC 200.

*** Visible Transmittance (VT) measures the amount of visible light through the window.

Say goodbye to warping, peeling and rotting and usher in a whole new age of elegance and efficiency into your home. Visit your authorized AMSCO dealer and ask about new Renaissance Series composite windows today.

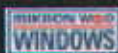
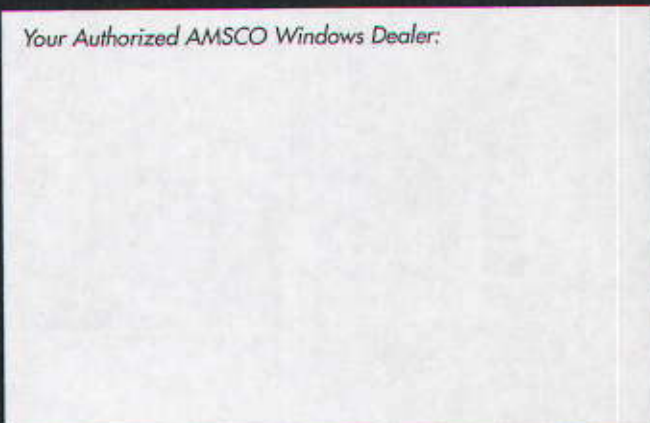
**Make Your Home
a Masterpiece.***



1880 South 1045 West
Salt Lake City, Utah 84104

Call 1-888-82-AMSCO or visit
www.amscowindows.com

Your Authorized AMSCO Windows Dealer:

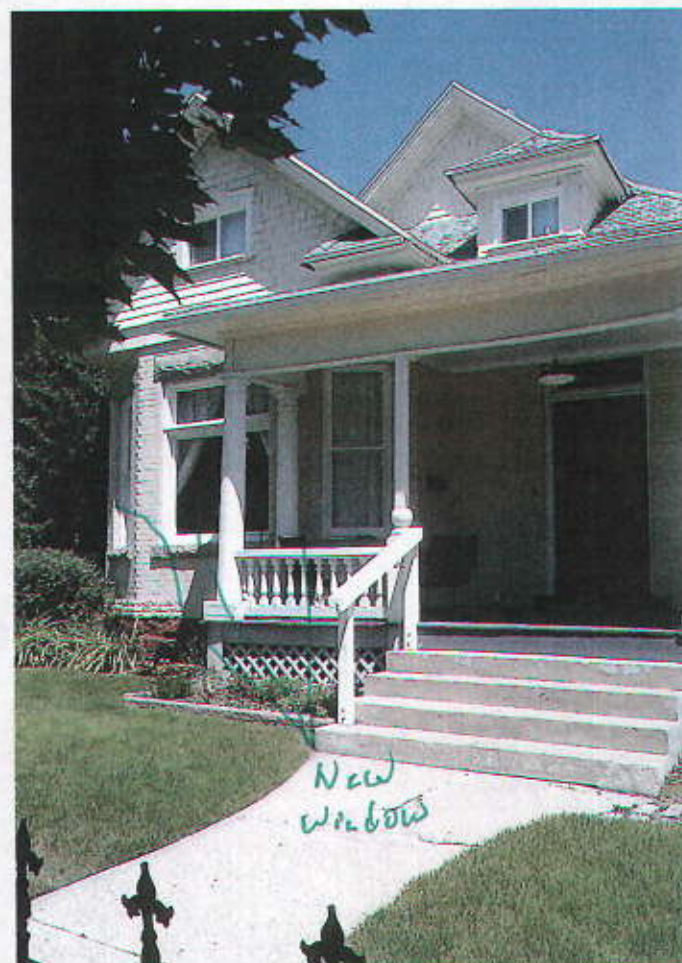


MikronWood® is a proprietary composite of thermoplastic alloys produced by Mikron Industries for AMSCO for use in the Renaissance product line.

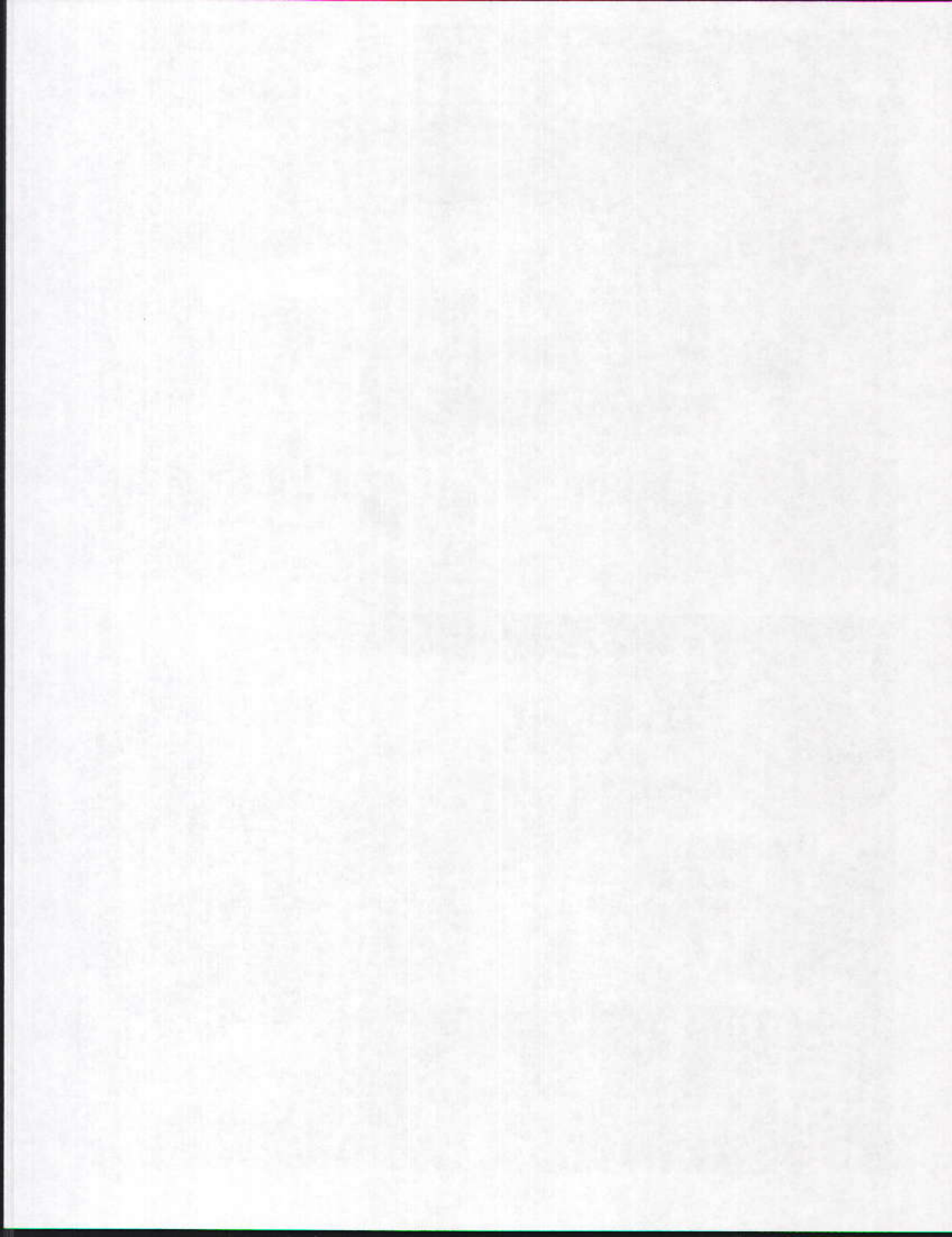
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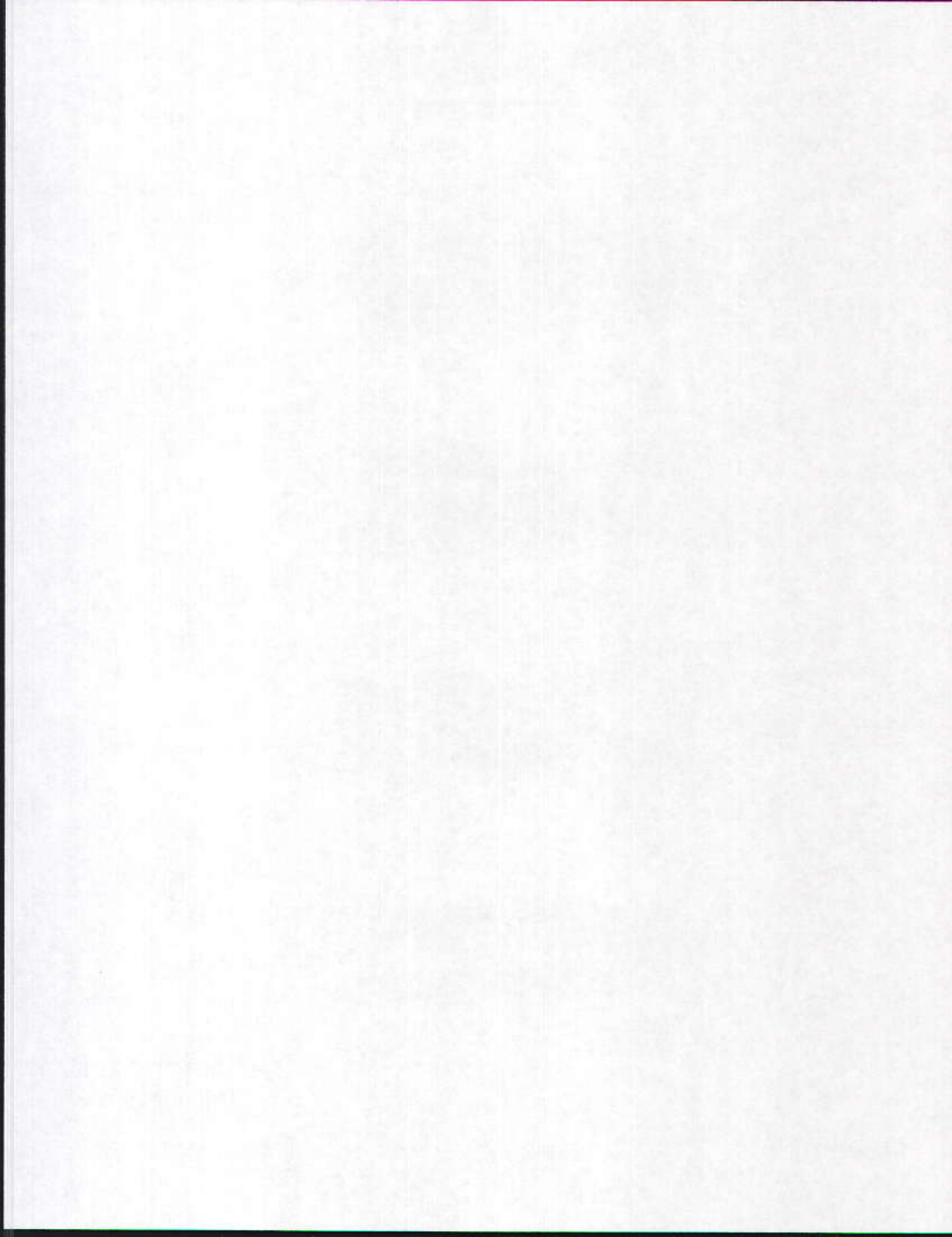
AW-0136







Attachment B
Documentation



Researcher: Jessie Embry
Date: Feb, 28, 1978

Site No. _____

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

1
IDENTIFICATION

Street Address: 168 E Street, SLC Plat ^D Bl. 48 Lot 2
Name of Structure: T. R. S.
Present Owner: Allen, Chester D & Simone UTM:
Owner Address: Tax #:

2
AGE/CONDITION/USE

Original Owner: William W. Rogers Construction Date: @ 1903 Demolition Date:
Original Use: single-family residential
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

3
STATUS

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

4
DOCUMENTATION

Photography: Date of Slides: May, 1977 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.):

Polk, Salt Lake City directory, 1907; 1904-1974.
"William W. Rogers," Salt Lake Tribune, May 18, 1947, p.8.
"William W. Rogers," Deseret News, May 19, 1947, p.13.
Salt Lake City Building Permit, #3093, July 30, 1903

5

ARCHITECTURE

Architect/Builder:

Building Materials: brick

Building Type/Style: Victorian eclectic

Description of physical appearance & significant architectural features:

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

This is a one-and-a-half story Victorian cottage, probably of pattern book design. Its complex roof shapes show influence of the Queen Anne Style. There is a main hip roof with a gablet, a hip roofed front dormer window with small decorative panes, and front (north) and west side gabled bays. All of these have woodshingle siding, and the gables have returns. Bay window openings have stone sills and lintels, and there are two leaded glass transoms. The front porch has Doric Columns and turned balusters. It shelters a front door that has an oval window. A Crager Wire and Iron Works iron fence and gate made in Salt Lake City runs along the street.

--Thomas W. Hanchett



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 | |

This Victorian house adds to the architectural character of the Avenues.

William W. Rogers was a bookkeeper at Rogers Cigar Company. He later owned Roger's Cigar Company. His brothers lived at 371 and 375 Third Avenue.

Rogers was born in Salt Lake in 1875 to Alexander and Hanet Brown Rogers. He married Hermie Pratt in 1901. Rogers ran the Rogers Cigar Company for twenty-five years. At the time of his death he worked for Lettieri Cigar Store. He died in 1947 at his home at 168 'E' Street. He was survived by his wife and son, Wallace Rogers.

Hermia, a fur furnisher at Auerbachs, lived here in 1948. She then moved to an apartment at 465 East South Temple and her son W. Wallace Rogers lived here. His wife's name was Marion. He was a salesman for Bennetts Paint and Glass. Chester D. Allen bought the house in 1958. He was a clerk at LDS Hospital and then a meat cutter at Wirthlin Wholesale Meat.

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

RECONNAISSANCE LEVEL SURVEY – 2007-2008
"E" Street, Page 2



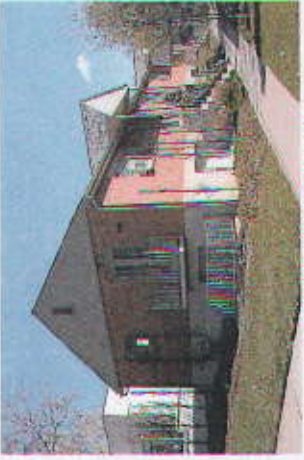
87 N "E" Street
A



88 N "E" Street
B



118 N "E" Street
B



124 N "E" Street
B



132 N "E" Street
B



162 N "E" Street
B



167 N "E" Street
B



168 N "E" Street
B



173 N "E" Street
B



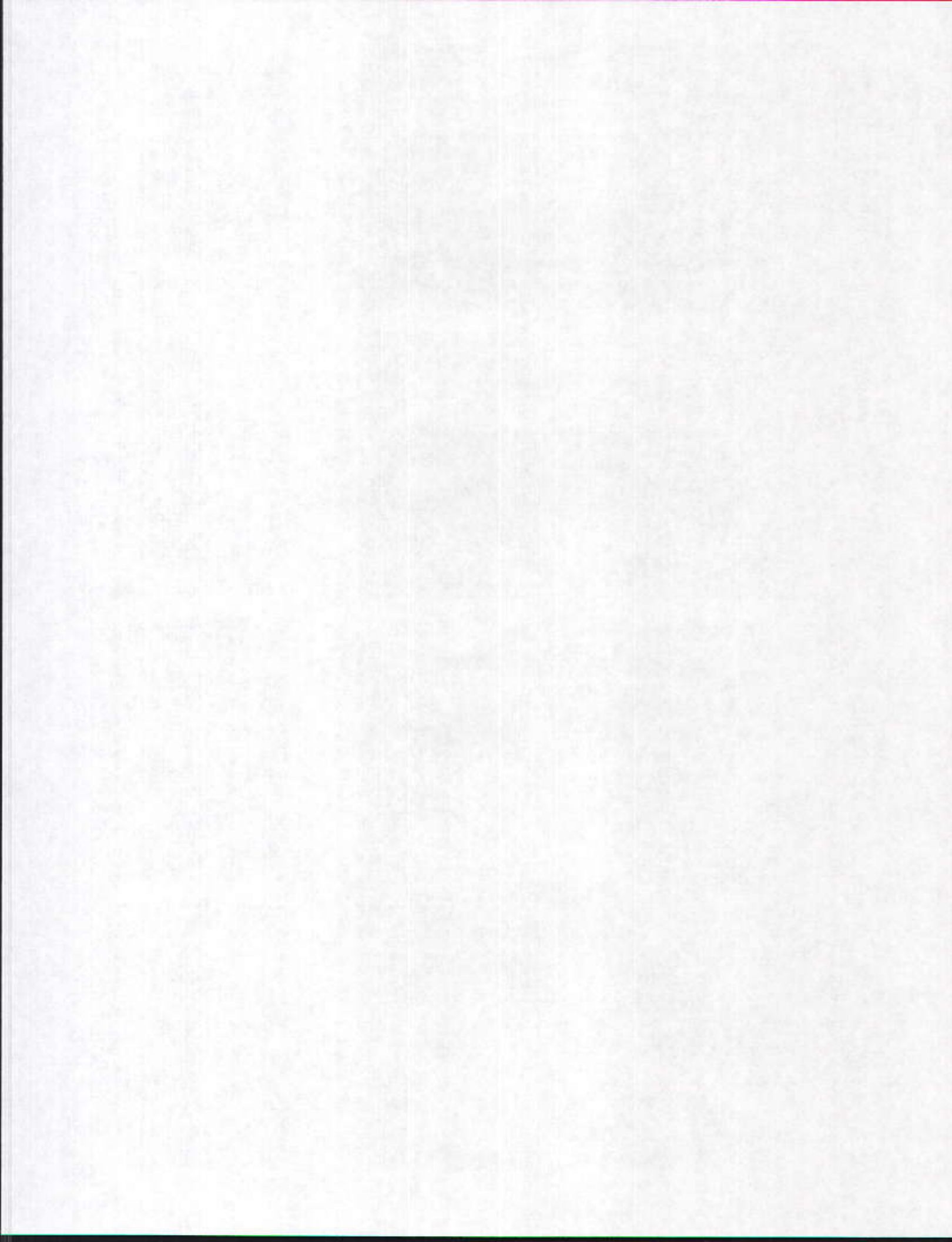
175-177 N "E" Street
B



178 N "E" Street
A



183 N "E" Street
B



Permit Number: **40040** Issue Date: 05/01/1989 General
 Contractor: ALSOP LAWN SPRINKLER. 966-4275 Inspector: ED SCHOENFELD
 Job Type: PLUMBING Job Status" FINAL
 Valuation: Fee: \$20.00
 Owner: MRS ALLEN.

Last Update: Updated By:

Comments:
INSTALL 3 LAWN VALVES AND 1 BACKFLOW.

Permit Number: **210555** Issue Date: 01/20/2006 General
 Contractor: SERVICE EXPERTS OF S L C LLC Inspector: GARY BUCK
 Job Type: MECHANICAL Job Status" FINAL
 Valuation: \$0.00 Fee: \$53.00
 Owner: SIMONE ALLEN

Last Update: 01/20/2006 Updated By: Id0782

Comments:
INSTALLING ONE FURNACE UP TO 200K BTU'S. FAXED IN W/ECHK.

Permit Number: **222845** Issue Date: 02/13/2007 Building
 Contractor: Not on File Inspector: JOE SCHMIDTKE
 Job Type: BUILDING PERMIT Job Status" FINAL
 Valuation: \$15,000.00 Fee: \$301.50
 Owner: JORDON HEMMING

Last Update: 02/13/2007 Updated By: wh2459

Est Cost: \$15,000.00	Constuction	REMODEL	Building	1 FAMILY
Sq Ft: 2,400	Kind:	Nmbr	1 Type: Res	1
Garage	Attach Detach:	Buildings:	Units:	
Certificate Occ:	Cert	Inspect Every: 120		
Frame: Brick:	Brick Var:	Block:		
Steel: Concrete:	Asphalt:	Stucco:		

Comments:
ALL INTERIOR WORK, PLMB FIXTURES, ELEC, DUCTWORK,
SHEETROCK. SR-1A ZONE, SFD. IBC:KA ZONE:KB.

Permit Number: **222846** Issue Date: 02/13/2007 General
 Contractor: Not on File Inspector: DAVID BUCCAMBUSO
 Job Type: ELECTRICAL Job Status" FINAL
 Valuation: \$0.00 Fee: \$59.00
 Owner: JORON HEMMING

Last Update: 02/13/2007 Updated By: wh2459

Comments:
ELEC WORK FOR REMODEL

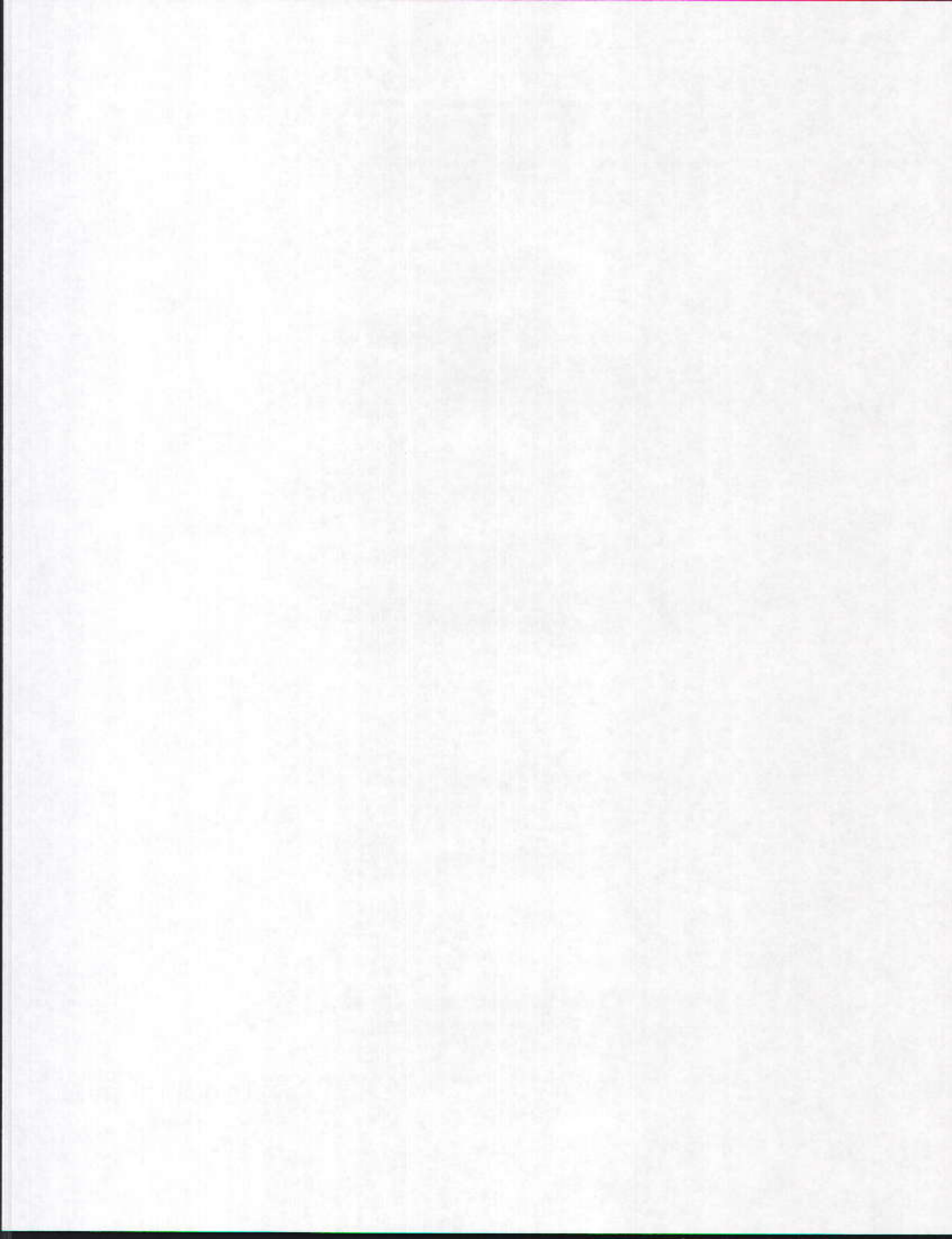
Permit Number: **222847** Issue Date: 02/13/2007 General
Contractor: Not on File Inspector: ED SCHOENFELD
Job Type: PLUMBING Job Status" FINAL
Valuation: \$0.00 Fee: \$59.00
Owner: JORDON HEMMING
Last Update: 02/13/2007 Updated By: wh2459
Comments:
INSTALL 5 PLMB FIXTURES

Permit Number: **222848** Issue Date: 02/13/2007 General
Contractor: Not on File Inspector: GARY BUCK
Job Type: MECHANICAL Job Status" FINAL
Valuation: \$0.00 Fee: \$60.20
Owner: JORDON HEMMING
Last Update: 02/13/2007 Updated By: wh2459
Comments:
DUCTWORK MODIFICATIONS.

Permit Number: **227770** Issue Date: 06/20/2008 General
Contractor: Not on File Inspector: PERMIT OFFICE
Job Type: PERMITTED HOME OCCUPA/ Job Status" ACTIVE
Valuation: \$0.00 Fee: \$100.00
Owner: SCOTT PROVOST
Last Update: 06/20/2008 Updated By: sm6530
Comments:
OFFICE AND ACCOUTING FOR MEDICAL NO CLIENTS @ HOME;
APPROVED BY AH

Permit Number: **5011050** Issue Date: 02/07/2007 Flag
Contractor: Not on File Inspector: JOE SCHMIDTKE
Job Type: ADDRESS FLAG Job Status" FINAL
Valuation: \$0.00 Fee:
Owner:
Last Update: 02/13/2007 Updated By: wh2459
Comments:
INTERIOR REMODEL WITHOUT PERMITS. PERMITS REQUIRED IN BLDG.
ELEC. MECH AND PLBG. J.S.

Attachment C
Photographs





West elevation



West elevation



South elevation



North elevation



Replacement windows





Replaced windows