

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division  
Department of Community and  
Economic Development

Cannon Office Building  
Minor Alterations  
PLNHLC2008-00591  
633 E. South Temple Street  
December 3, 2008

**Applicant:** Dianna Cannon,  
represented by Liz Blackner,  
Architect

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

**Tax ID:** 09-32-488-1-0181

**Current Zone:** RO  
Residential/Office

**Master Plan Designation:**  
Low density

**Council District:**  
District 3 – Eric Jergensen

**Lot Size:** .31 acres

**Current Use:** office

**Applicable Land Use  
Regulations:**

- 21A.34.020
- 21A. 24.180

**Notification:**

- Notice mailed on November 19, 2008
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites November 19, 2008

**Attachments:**

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

## ***Request***

The applicant requests to appeal an administrative decision that denied the removal of original metal windows to be replaced with metal windows of a different design. The Historic Landmark Commission has final approval authority.

## ***Staff Recommendation***

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that overall the project fails to substantially comply with all of the standards of section 21A.34.020G of the Zoning Ordinance that pertain to the application ( 2, 3, 5, 6, 8, 9, and 12). Therefore, Staff recommends the following:

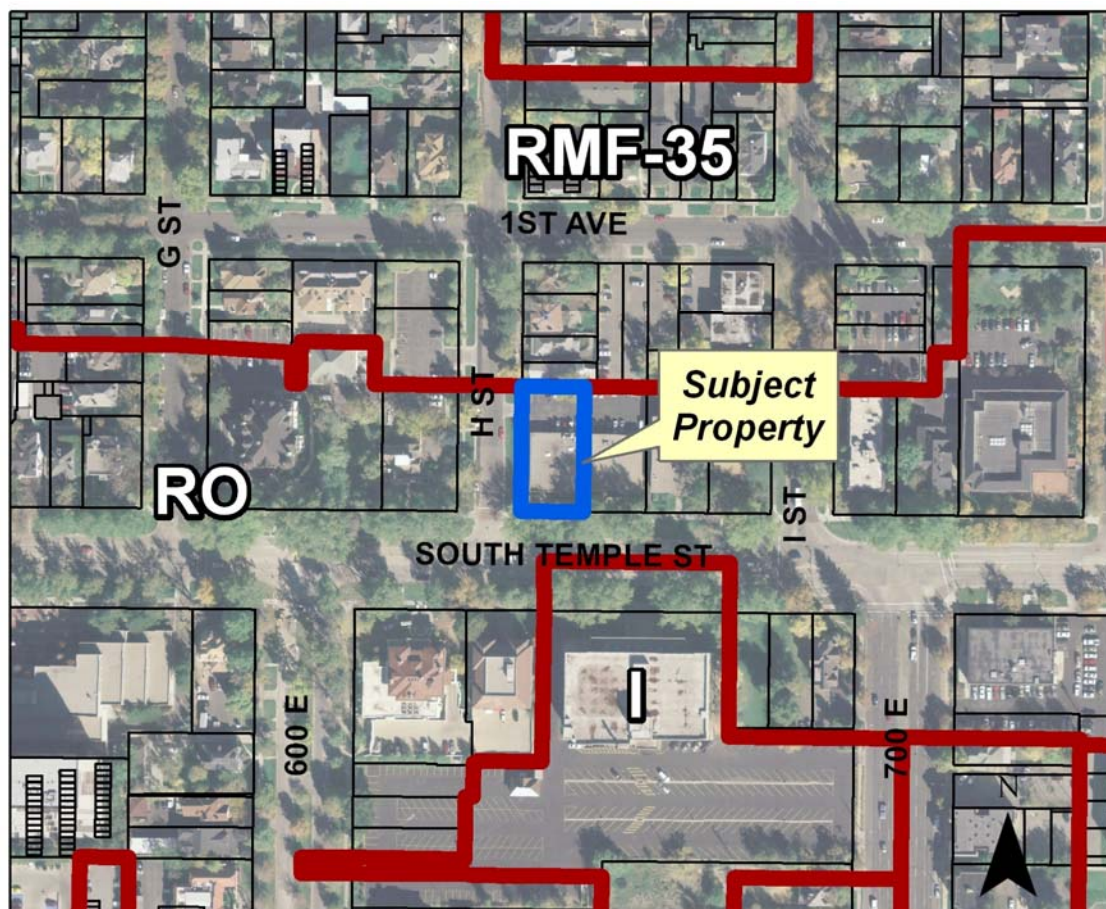
1. That the Historic Landmark Commission denies the removal of original metal windows to be replaced with metal windows of a different design shown in the plans attached to this staff report as Attachment A. The design fails to match the original in design and other visual qualities and would compromise the integrity of the building. Should the applicant represent a metal window configuration that matches the original design, staff requests the Commission direct staff to issue a Certificate of Appropriateness for the work.

## ***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**

This building was evaluated through an intensive level survey that was part of the 2006 update of the South Temple Historic District Reconnaissance Level Survey originally prepared in 1978 for the National Register district nomination. The historic site form and related material is attached to this staff report as Attachment B. The survey update indicates that the historical significance of the South Temple Historic District has expanded beyond its initial primarily residential character and the 1880-1920s period of significance set by the nomination. A number of earlier residences have been replaced with office buildings such as this building, and apartments. Thus the South Temple Historic District represents a mix of architectural types and styles including modern architecture reflecting different phases of its history. The updated survey identifies the importance of these mid-twentieth century buildings to the historic context of the district and rates this building as “contributing”. The building is notable because of its association with historic patterns related to commerce. It was the second of the three mid-century modern office buildings built on this block face.

The subject site is located on a 0.31 acre site on the north side of South Temple Street at the corner of ‘H’ Street. The brick office building was built in 1960 in a mid-century Modern style that incorporates earlier International Style elements such as a flat roof, simple rectangular volume, and smooth wall surfaces. Character-defining features of the building include a distinctive stone panel that wraps around the southwest

corner of the building, and an off-centered front entrance that is flanked by a strip of metal sash windows that vary in width. The window opening runs to the east and has a sill of header bricks. An operable casement window is located toward the east end and interrupts the mostly uniform window configuration.

The west entrance located on the north end of the building has a walkway with steps leading to dark metal and glass doors with sidelights. Metal casement windows punctuate this elevation. These openings vary from pairs to a set of four and are all situated in the same strip that runs to the south of the entrance. Windows on the north and east elevations match the dark metal color of the western doors and do not appear to be original.

The applicant submitted a window replacement plan for the south elevation on November 5, 2008, which was administratively reviewed and denied on the basis that the new design fails to match the original in design and other visual qualities, and thus would compromise the integrity of the building. The applicant was advised to submit a proposal for appropriate windows, or request approval of the replacement windows from the Historic Landmark Commission. The applicant chose to seek the Commission's approval. The applicant proposes dividing the strip window on the primary and south façade into panes of equal width, and maintains that the irregularity in the window configuration is not critical to the character of the building.

Not all aluminum windows are of similar quality, performance and long-term durability. Therefore, window replacement was considered by staff because the energy performance of the existing windows may not be significantly improved by repair and would not meet the LEED/sustainability objectives of the applicant. Dissimilarities among window units throughout the building are also evident and the integration of new materials was a goal of the business owner.

## **Project Description**

The project proposes to reroof the building, replace existing skylights, and replace windows and doors on several elevations. The majority of the work will be handled by staff through the administrative review process. As mentioned above, the applicant proposes to divide the strip window on the primary façade into panes of equal width and a different size than that of the original.

## **Comments**

### **Public Comments**

No public comment regarding this application has been received.

## **Project Review**

### **Analysis and Findings**

2A.34.020(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 director, 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 business/office 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:** Windows are one of the most prominent and important character-defining features of a building. 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 design 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 proposes to remove character-defining materials to provide improved energy efficiency, 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:** The metal replacement windows use a size and proportion of window elements that does not match the appearance of the original windows.

**Finding:** The replacement windows do not meet this standard since they are of a different design than the original. Staff's recommendation for a different type of window replacement if determined necessary that uses the same 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 proposal does not involve any prior alterations or additions to the property.

**Finding:** In this case, Standard 4 is not applicable.

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

**Analysis:** This building has generally maintained its architectural 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. Assuming that window replacement is an appropriate action, the proposed design of the replacement windows do not meet this standard as the distinctive size of the glazing and division in the eastern section of the strip window do not match the original design.

**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 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 metal replacement windows because they are not similar in appearance to the original metal windows as shown in Attachment A. The City's adopted design guidelines discuss replacement materials and more specifically, window treatment extensively and recommend that replacement windows must also be the same size and configuration as the historic windows.

### **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.

### **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 configuration features of the original design of the windows. This includes the 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:** The replacement windows require removal and destruction of original material.

**Finding:** The proposal does not meet this standard since a significant design feature of the building would be removed and replaced with windows of a different design.

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 replacement windows require the destruction of the original material and do not match the original in design.

**Finding:** The proposed alterations are inconsistent with this standard because the new windows would be located on a primary façade, are of a different design, and thus compromise the integrity of the property and its environment.

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 proposed project is inconsistent with standards 2, 3, 5, 8, 9, and 12 as noted above and not supported by the following design guidelines mentioned in this staff report:

**3.5 Match a replacement window to the original in its design**

**3.6 Match the profile and its components, as closely as possible to that of the original window.**

**3.8 Use a storm window to enhance energy conservation rather than replace a historic window.**

# **Attachment A**

## **Application**





# HLC: Minor Alterations

Use for: Minor alteration of or addition to a contributing site, substantial alteration of or addition to a non-contributing site, partial demolition of either a landmark site or a contributing structure, demolition of an accessory structure, and signage.

OFFICE USE ONLY

Petition No. PLNHLC2008-00591

Date Received: 1 OCT 08

Reviewed By: TEB

SALT LAKE CITY PLANNING

Address of Subject Property: 633 E. South Temple

Project Name: Cannon Match Law Offices Renovation

Name of Applicant: Elizabeth J. Blackner Phone: 801-703-5111

Address of Applicant: 4661 W Balsam Drive Park City, UT 84098

E-mail Address of Applicant: blacknerliz@msn.com Cell/Fax: 435 647 3604

Applicant's Interest in Subject Property: Architect

Name of Property Owner: Dianna Cannon Phone: 801-322-2121

E-mail Address of Property Owner: dianna@cannonmatch.com Cell/Fax: 801-322-1717

County Tax ("Sidwell #"): 09-31-488-601 Zoning: RO

Legal Description (if different than tax parcel number): see attached

**RECEIVED**

**OCT 1 2008**

**BY:** \_\_\_\_\_

Please include with the application: *Attach additional sheets, if necessary*

- Recent and historic photographs of the subject property. Current photographs should include one of each elevation of the structure and close up images of details that are proposed to be altered.
- Written explanation of the reason for the request
- Description of the project that includes information such as:
  - Site plan with square footage of existing and proposed buildings and lot, percentage of lot coverage, all setback, landscaping, all elevations with dimensions called out on the drawings, all floor plans with major dimensions called out on the drawings, proposed materials for the exterior of the building, windows and door section drawings with information about materials and dimensions, as applicable.
- Other information as requested by Zoning Administrator.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

File the complete application at:  
SLC Planning Division  
451 S State, Room 215  
PO Box 145471  
Salt Lake City, UT 84114-5480  
Telephone: (801) 535-7700

Signature of Property Owner Elizabeth J. Blackner  
*Or authorized agent*

Rec'd  
10/8/08  
-IL

## MINOR ALTERATIONS

Certain types of construction or demolition may be approved administratively. They are:

- i. Minor alteration of or addition to a landmark site or contributing site;
- ii. Substantial alteration of or addition to a noncontributing site;
- iii. Partial demolition of either a landmark site or a contributing structure;
- iv. Demolition of an accessory structure.

**view:** Applications will be reviewed and assigned to a planner each week. The application shall be reviewed according to the standards set forth in subsections G or H of section 21A.34.020 as well as Design Guidelines and Policy Document adopted by the Historic Landmark Commission. A link to the ordinance may be found at [www.slcgov.com](http://www.slcgov.com) and the Design Guidelines and Policy Document at [www.slcgov.com/ced/hlc](http://www.slcgov.com/ced/hlc).

### Standards For Alteration Of A Landmark Site Or Contributing Structure:

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;

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

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;

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

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

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;

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;

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;

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;

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;

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 historic preservation overlay district and shall comply with the standards outlined in part IV, chapter 21A.46 of this title;

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

### Standards For Alteration Of A Noncontributing Structure:

Scale And Form:

C. Minor Alterations and signage

- a. Height And Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;
- b. Proportion Of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
- c. Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
- d. Scale Of A Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

**Composition Of Principal Facades:**

- a. Proportion Of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
- b. Rhythm Of Solids To Voids In Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
- c. Rhythm Of Entrance Porch And Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
- d. Relationship Of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

**Relationship To Street:**

- a. Walls Of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
- b. Rhythm Of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
- c. Directional Expression Of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
- d. Streetscape Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

**Subdivision Of Lots:** The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

**Decision:** On the basis of written findings of fact, the administration may make a decision on minor alterations and that decision shall come effective at the time the decision is made. The planning director may choose to refer an application to the Historic Landmark Commission.

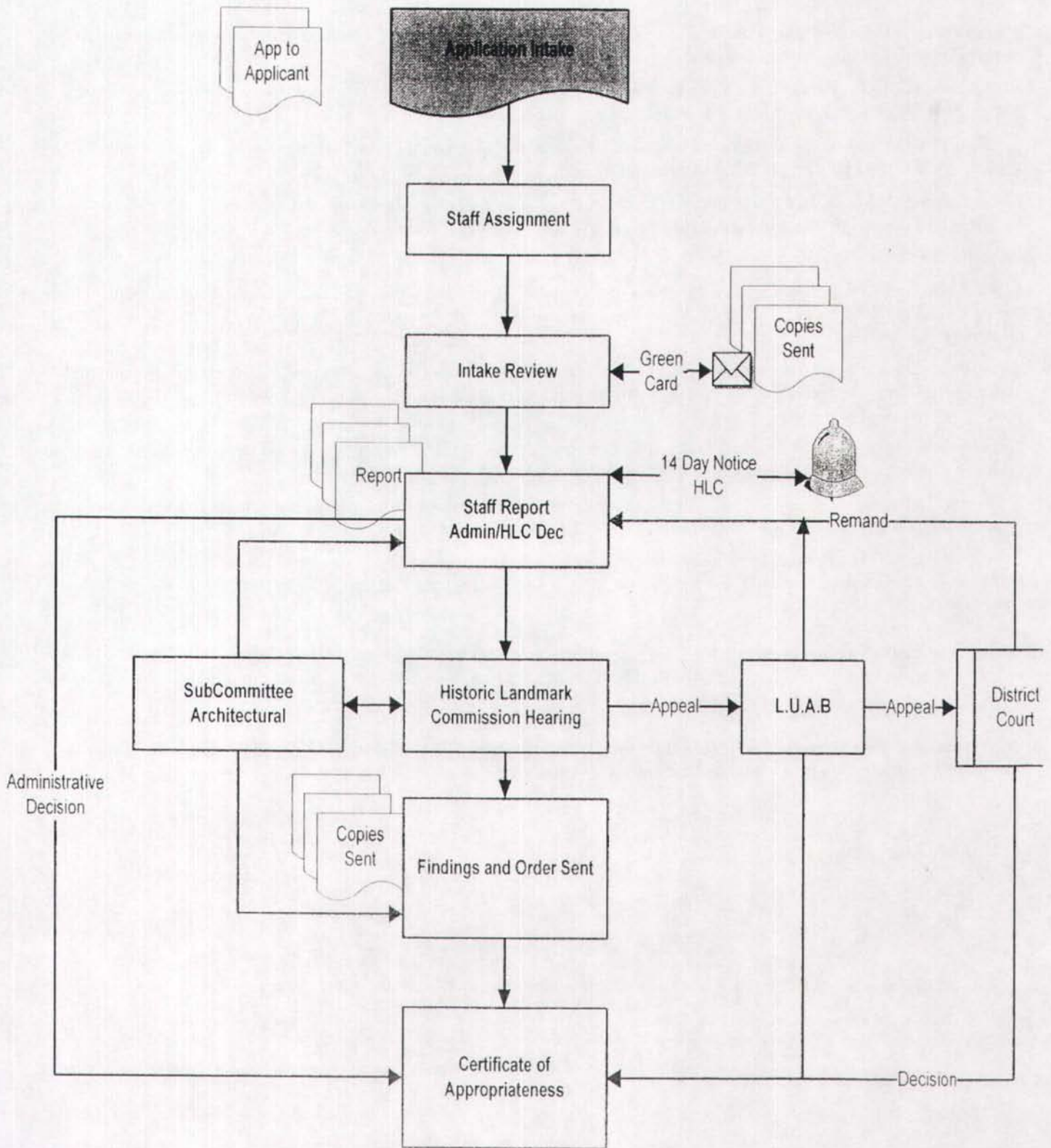
**Appeal Of Administrative Decision To Historic Landmark Commission:** The applicant, if aggrieved by the administrative decision, may appeal the decision to the historic landmark commission within thirty (30) days following the administrative decision.

*Scope of work affecting Exterior:*

- Replace windows for energy efficiency - match East Windows
- Enlarge windows (extend existing to floor) West elevation to bring more daylight into space & increase views
- Reroof - replace skylights & parapet cap.

# Minor Alteration-Sign Approval

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**Lew, Janice**

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**From:** Liz Blackner [blacknerliz@msn.com]  
**Sent:** Friday, November 14, 2008 11:14 AM  
**To:** Lew, Janice  
**Cc:** wilford.sommerkorn@slc.gov  
**Subject:** RE: 633 S Temple Cannon Match  
**Attachments:** 2008 11 13 Cannon Match SOUTH ELEV HISTORICAL.pdf

Janice,

Must the new window configuration EXACTLY match the existing in every respect in order to be administratively approved? The original layout had an anomaly where one pane was divided to make an operable window (see attached). I maintain that irregularity is not key to the character of the building, as it does not tie into or relate to any other element of the façade. I am basically taking the same number of panes and making them equal width. The proposed window is in keeping with the character of the building (again, see attached drawing.)

There are several reasons the proposed window configuration is as shown:

1. LEED/sustainable design-we need more operable windows in that opening that exist now.

#### EQ 6.2 Controllability of Systems: Thermal Comfort

Provide individual comfort controls for 50% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences. Operable windows can be used in lieu of comfort controls for occupants of areas that are 20 feet inside of and 10 feet to either side of the operable part of the window. The areas of operable

window must meet the requirements of ASHRAE 62.1-2004 paragraph 5.1 Natural Ventilation.

2. The sliders shown are the maximum size.
3. The interior office wall has to line up with the mullion.

This is especially frustrating as we were told by Tom downstairs during schematic design that there were no yellow or red flags with what we were proposing, which was what was originally submitted to you. We specifically came in to talk to historical to prevent what is now happening: 11<sup>th</sup> hour problems. We were again told by Tom prior to submission (over a month and a half ago) that everything looked OK and I could expect our Certificate in a couple of days! Why have people downstairs if we cannot trust what they tell us? We were not given any hint that there was even a remote possibility that anything we were proposing would be a problem.

Even so, we have made every change you have asked us to over the last several weeks...but it really doesn't work with the layout to keep the exact window layout. If we were told it would be required or even important to keep the window layout EXACTLY the way it is when we first came in to review the project, we could've designed around that. Now it is really problematic, and all the consultants would need to redesign again which is expensive.

Furthermore this is a quote from the south temple guidelines:

“Probably the most discouraging episode in the street’s history occurred during the 1960s and 1970s so much so that the erosion of South Temple’s historic appearance played a very large role in spurring the preservation movement in Utah. “

It is ironic that now we are being made to exactly replicate every feature of this

"discouraging episode". The preservation movement was inspired to PREVENT buildings like this...and now....we can't make a insignificant change. I (and the Owner) like this building very much and I truly love 60-70's modern architecture and want the best of it preserved in meaningful ways, for example: not to be torn down, detracted from, or subjugated. But 60-70's architecture needs to be improved in terms of efficiency and environmental impacts. This era differs from earlier eras in that way because natural ventilation used to be designed into the windows prior to mechanical HVAC. Small changes need to be allowed that don't change the character of the building.

It is hard to believe slight change to the window division, essentially eliminating an irregularity, is worth the Landmark Commission's valuable time that they could better spend on things that really matter and make a difference.

If we have to go to Landmarks, so be it. I will be proud to present the design, the client's commitment to sustainability and modern architecture. I will also be glad for a chance to explain our experience with the process, and how a small business owner is paying a price in time , money and sanity for a breakdown in the process. They are ready to hire 5-7 people when they move into the renovated building.

I would like to request a meeting with you, Wilford Summerkorn and the building owner ASAP (today if possible) to review this project history and drawings, plead our case in person, and verify that a further delay and application to Landmarks necessary.

Liz

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**From:** Lew, Janice [mailto:Janice.Lew@slcgov.com]  
**Sent:** Thursday, November 13, 2008 3:43 PM  
**To:** Liz Blackner  
**Subject:** RE: 633 S Temple Cannon Match

Liz,

The number and arrangement of windows in a building wall, particularly in a primary façade, are important in defining the overall character of the building. Therefore, I will not administratively approve the proposed window replacement. You might want to consider a new window that conveys the same visual appearance as the original. This action would meet the Design Guidelines and could be administratively approved. Administrative decisions may be appealed to the Historic Landmark Commission within 30 days of the date of this decision. An application is available online at [www.slcgov.com/ced/planning](http://www.slcgov.com/ced/planning). The Historic Landmark Commission meets on the first Wednesday of the month. Would you like me to move forward with the COA for the other improvements? Thank you.

Janice

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**From:** Liz Blackner [mailto:blacknerliz@msn.com]  
**Sent:** Thursday, November 13, 2008 1:12 PM  
**To:** Lew, Janice  
**Cc:** Dianna Cannon  
**Subject:** FW: 633 S Temple Cannon Match

Janice, How is it looking? Can you approve this, or do we need to go to Landmarks? I need to keep this moving. Please advise. THNX Liz

11/24/2008

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**From:** Liz Blackner [mailto:blacknerliz@msn.com]  
**Sent:** Friday, November 07, 2008 3:42 PM  
**To:** 'Lew, Janice'  
**Cc:** Dianna Cannon (dianna@cannonmatch.com)  
**Subject:** RE: 633 S Temple Cannon Match

Janice,

Yes it is slightly different. We want two operable windows (one for each office) vs. the one original. Are you requiring it to be exactly the same?

Liz

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**From:** Lew, Janice [mailto:Janice.Lew@slcgov.com]  
**Sent:** Friday, November 07, 2008 1:50 PM  
**To:** Liz Blackner  
**Subject:** RE: 633 S Temple Cannon Match

Liz,

Please review the south elevation drawings. The configuration of the windows, size and number of panes of glass, appears different than the original design. Thanks.

Janice

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**From:** Liz Blackner [mailto:blacknerliz@msn.com]  
**Sent:** Wednesday, November 05, 2008 12:36 PM  
**To:** Lew, Janice  
**Cc:** Dianna Cannon  
**Subject:** RE: 633 S Temple Cannon Match

Janice,

Here are the revised exterior elevations. The owner decided to go with sliders, as your requested. We are replacing two doors. The main door on the south elevation (picture included) is proposed to be replaced with an aluminum storefront type door to match the existing entry door to remain on the west elevation (picture included). We are also replacing the door and frame to the mechanical room on the north elevation (picture included). It is proposed to be replaced with a basic flush slab metal door. Hopefully this takes care of it. Let me know if there is anything else you need.

Liz

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**From:** Lew, Janice [mailto:Janice.Lew@slcgov.com]  
**Sent:** Thursday, October 30, 2008 3:30 PM  
**To:** Liz Blackner  
**Subject:** RE: 633 S Temple Cannon Match

Liz,

It is ok to use another type of window such as a casement window. I am just trying to retain the visual appearance of the original window configuration. Additionally, please provide details about the replacement doors. I didn't see them included on your scope of work.

---

**From:** Liz Blackner [mailto:blacknerliz@msn.com]  
**Sent:** Thursday, October 30, 2008 2:33 PM

11/24/2008

**To:** Lew, Janice  
**Cc:** Dianna Cannon  
**Subject:** RE: 633 S Temple Cannon Match

Janice,

OK good. Yes, we are proposing to replace the south side windows and doors too. Pending owner approval of the window change to sliders, I will modify the drawings to show sliders (vs. awnings) and get drawings to you.

Thanks,

Liz

---

**From:** Lew, Janice [mailto:Janice.Lew@slcgov.com]  
**Sent:** Thursday, October 30, 2008 1:49 PM  
**To:** Liz Blackner  
**Subject:** RE: 633 S Temple Cannon Match

Liz,

I will sign-off on a white membrane roof system and the skylight replacements in this case. The horizontal sliders will work for the west side of the building. Are you also proposing changes to the window treatment on the south side? If so, is there some combination of fixed windows and/or sliders that would be similar to the existing window configuration. Thanks for working through this with me.

Janice

---

**From:** Liz Blackner [mailto:blacknerliz@msn.com]  
**Sent:** Wednesday, October 29, 2008 5:22 PM  
**To:** Lew, Janice  
**Cc:** Dianna Cannon  
**Subject:** RE: 633 S Temple Cannon Match

It appears that the tan and white are energy star rated but not the gray color. Likewise, I think the tan would qualify for the LEED credit (minimum SRI 78), but not the gray. White provides the maximum benefit as far as preventing heat island effect, which is the intent of the credit. I believe there is a cost premium for the tan color. I found the attached sliding aluminum windows, but the frame thickness is beefier than the old aluminum windows. I think it has to be to hold the insulated glazing.

---

**From:** Lew, Janice [mailto:Janice.Lew@slcgov.com]  
**Sent:** Wednesday, October 29, 2008 3:57 PM  
**To:** Liz Blackner  
**Subject:** RE: 633 S Temple Cannon Match

So the gray and tan roofing system colors qualify for the point? The brochure indicates that they are Energy Star rated.

---

**From:** Lew, Janice  
**Sent:** Wednesday, October 29, 2008 2:39 PM  
**To:** 'Liz Blackner'  
**Subject:** RE: 633 S Temple Cannon Match

Liz,

Can you not retain the relative proportions of glazed area to frame members by using another type of window such as a slider or by custom design of an in-kind replacement?

---

**From:** Liz Blackner [mailto:blacknerliz@msn.com]  
**Sent:** Wednesday, October 29, 2008 1:26 PM  
**To:** Lew, Janice  
**Cc:** Dianna Cannon  
**Subject:** RE: 633 S Temple Cannon Match

Janice,

I'm unaware of any energy efficient, double paned windows available that would look like the existing single pane aluminum windows.

We are replacing skylights in the existing openings with energy efficient skylights.

Proposed roofing material is white (in accordance with LEED credit for cool roof).

Attached is a roof plan.

Liz

---

**From:** Lew, Janice [mailto:Janice.Lew@slcgov.com]  
**Sent:** Wednesday, October 29, 2008 12:46 PM  
**To:** Liz Blackner  
**Subject:** RE: 633 S Temple Cannon Match

Liz,

A few more questions:

Are you saying that replacement windows that would appear similar to the originals in their design are not available?

Do you have a roof plan that shows the location, size and number of skylights? Will they be located in the existing opening?

What color is the roofing material?

Thanks, Janice

---

**From:** Liz Blackner [mailto:blacknerliz@msn.com]  
**Sent:** Tuesday, October 28, 2008 5:18 PM  
**To:** Lew, Janice  
**Cc:** Dianna Cannon  
**Subject:** RE: 633 S Temple Cannon Match

Janice,

Here is additional information as requested.

Attached pictures show the existing skylights, roofing (built up modified bitumen assumed), and parapet cap. Included are product brochures and details for the proposed roofing and skylights. The roofing is energy star rated (which requires a light, reflective color), and the skylights have "nanogel" which provides a high degree of translucency and insulation, which is beneficial both for natural daylight and energy efficiency.

However, the first item you are requiring for administrative approval may mean that this project must go through the extended approval process as I am unaware of the availability of any energy efficient windows with insulated glazing manufactured today that would match the original windows. Also, I believe that the building owner would prefer a unified appearance throughout the building exterior, as the proposed replacement windows match the windows that don't need replacement and are to remain as is.

11/24/2008

If this project indeed merits an audience with the Historic Landmark Commission, we'd like to get it on the agenda as soon as is possible.

Thanks, Liz

---

**From:** Lew, Janice [mailto:Janice.Lew@slcgov.com]  
**Sent:** Tuesday, October 28, 2008 4:23 PM  
**To:** Liz Blackner  
**Subject:** RE: 633 S Temple Cannon Match

Liz,

Thank you for providing information regarding the proposed window treatment for the building at 633 South Temple Street. To administratively approve a Certificate of Appropriateness for this project, I will need to review the following information:

- A replacement window that matches the original in appearance
- Details about the existing and proposed roofing material including parapet cap (materials)
- Details about the existing and proposed skylights

Please let me know if you have any questions. Thank you.

Janice

---

**From:** Liz Blackner [mailto:blacknerliz@msn.com]  
**Sent:** Monday, October 27, 2008 11:20 AM  
**To:** Lew, Janice  
**Cc:** Dianna Cannon; Win Packer  
**Subject:** 633 S Temple Cannon Match

Hello Janice,

Here are the details you requested regarding the window replacement product we are proposing for the building at 633 E S Temple. The product is intended to match the existing door assembly on the west (at the ramp), the existing windows on the east, and several of the existing windows on the north elevation that are to remain.

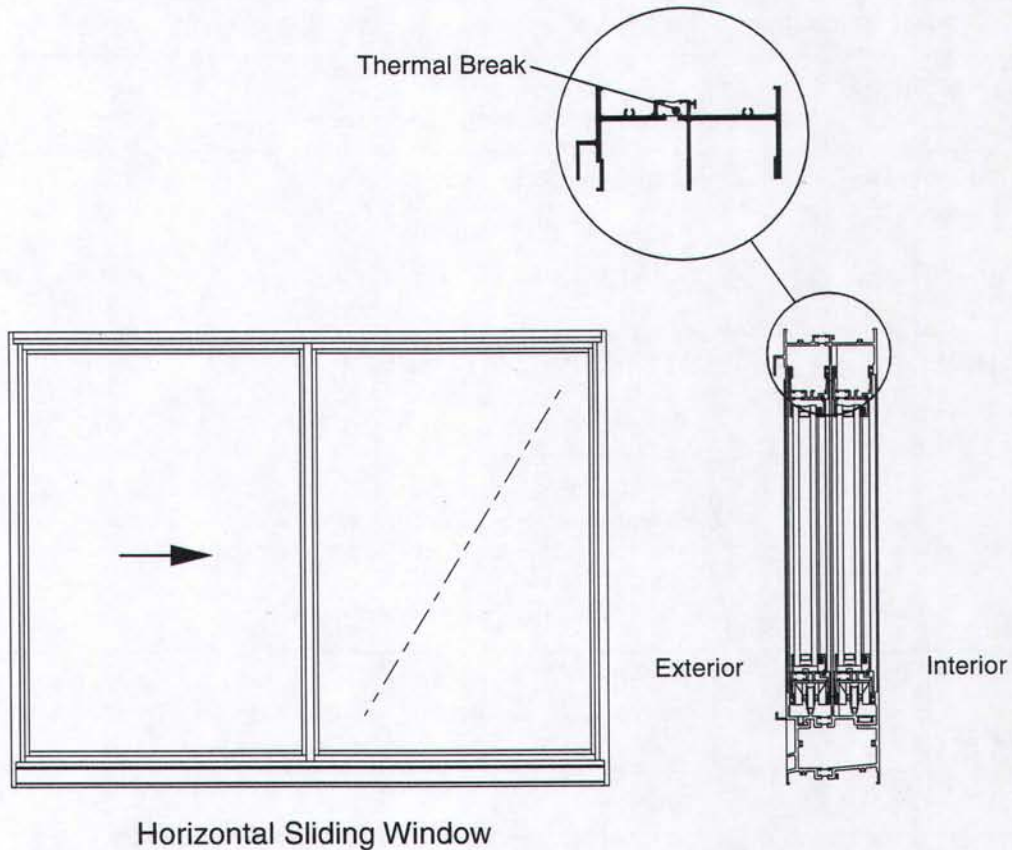
As mentioned on the phone, the owner has decided NOT to enlarge the window openings on the west wall. Therefore NO changes to opening sizes are proposed. As far as windows and doors, the proposal is to simply replace the existing inefficient single pane aluminum windows/doors with energy efficient windows to match many of the windows/doors that already exist on the building. The building renovation is targeted for LEED certification, and it is important to replace the inefficient windows to achieve certification.

Hopefully this information will provide what you need to expedite approval. If not, let me know what else you need. I appreciate your time and attention to this project.

Elizabeth J. Blackner, AIA, LEED AP  
c (801)703-5111  
f (435)608-1713  
<http://www.blacknerarchitect.com/>

**Standard Features**

- Heavy Commercial Grade Window
- Series 8470TL Standard Design
- Patented ISOLOCK® Thermal Break
- Screw and Spline Frame and Sash Corner Joinery
- Factory Silicone Glazed
- Interior Applied Glazing Bead with Bulb Gasket
- Architectural Anodized Finishes and Applied Coatings
- Two Year Manufacturer's Warranty



Horizontal Sliding Window

For specific product applications,  
Consult your Kawneer representative.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.  
© Kawneer Company, Inc., 2008

<b>CLASS and GRADE</b>	Heavy Commercial Grade HS-HC70 / HS-AW70					
<b>TESTING STANDARD</b>	AAMA / WDMA / CSA 101 / I.S. 2 / A440-05					
<b>FRAME DEPTH</b>	4" Overall Frame Depth					
<b>TYPICAL WALL THICKNESS</b>	.070 to .125 Nominal					
<b>TYPICAL MAXIMUM SIZE</b>	99" x 79" (OX,XO,XX) 148" x 79" (OXO,XOX) 198" x 79" (OXXO)					
<b>TYPICAL MINIMUM SIZE</b>	32" x 20" (OX,XO,XX) 48" x 20" (OXO,XOX) 64" x 20" (OXXO)					
<b>TYPICAL CONFIGURATIONS</b>						
<b>STANDARD INFILL OPTIONS</b>	1/4", 3/4" with Glazed-in Muntin Grid, and 1"					
<b>STANDARD HARDWARE</b>	Steel Roller Assembly Cast White Bronze Sweep Locks					
<b>OPTIONAL HARDWARE</b>	Aluminum Auto Lock					
<b>OTHER OPTIONS</b>	Exterior Glazed-in Muntin Grids Perimeters and Sills Exterior Pannings and Interior Trims True Intermediate Mullions Structural Mullions Vertically or Horizontally Stacked Sill for 10 PSF or 15 PSF Water Performance Insect Screens Standard and Heavy Duty Interlock					
<b>PERFORMANCE</b>	Air Infiltration Cfm/ft <sup>2</sup>	Water Resistance PSF	Design Load PSF	Thermal Transmittance "U" Value	Condensation Resistance CRF	Sound Transmittance STC
	.30 @ 6.24 psf	10 / 15	70	.74	51	n/a

Note: Thermal values are based upon 1" clear insulating glass.

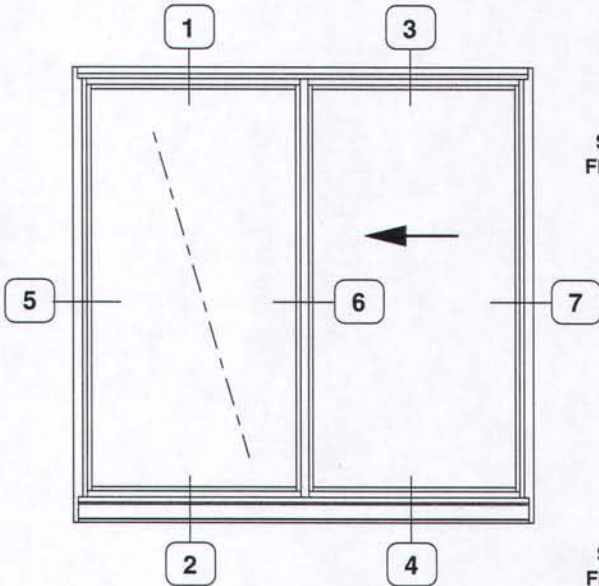
Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.  
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SCALE : 3" = 1'-0"

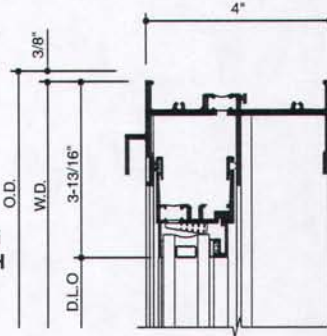
8470TL HORIZONTAL SLIDER  
Standard Design



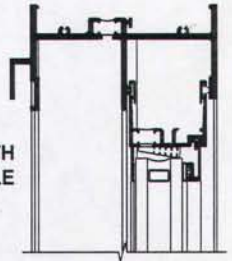
TYPICAL ELEVATION

Log onto [www.kawneer.com](http://www.kawneer.com) for other configurations

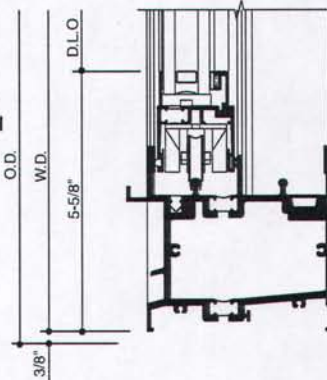
1  
HEAD WITH  
FIXED SASH



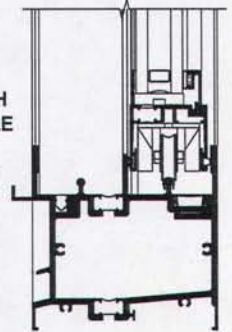
3  
HEAD WITH  
OPERABLE  
SASH



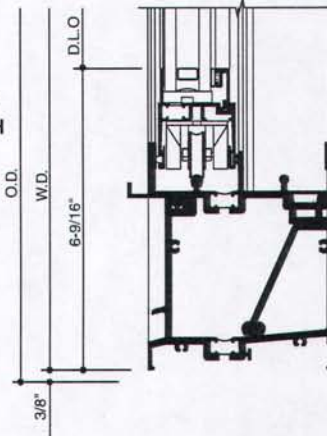
2  
SILL WITH  
FIXED SASH  
(10 PSF)



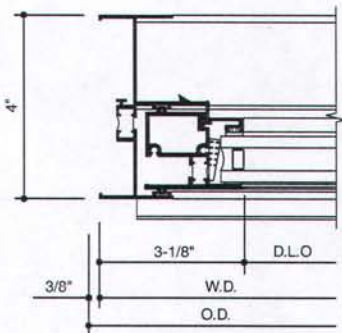
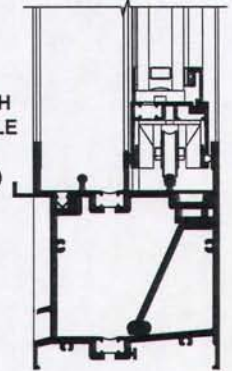
4  
SILL WITH  
OPERABLE  
SASH  
(10 PSF)



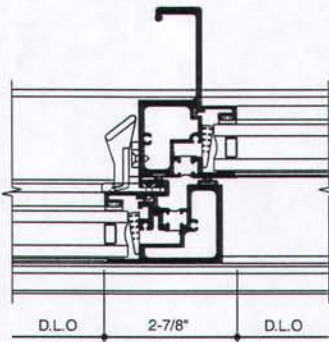
2A  
SILL WITH  
FIXED SASH  
(15 PSF)



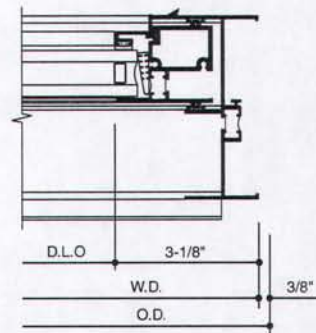
4A  
SILL WITH  
OPERABLE  
SASH  
(15 PSF)



5  
FIXED SASH  
JAMB



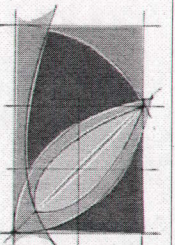
6  
INTERLOCK



7  
OPERABLE SASH  
JAMB

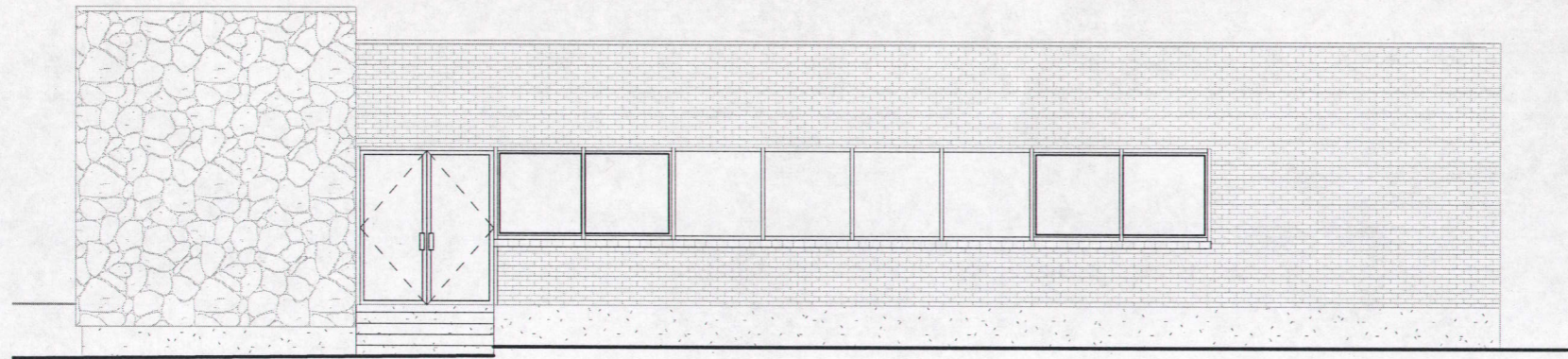
Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.  
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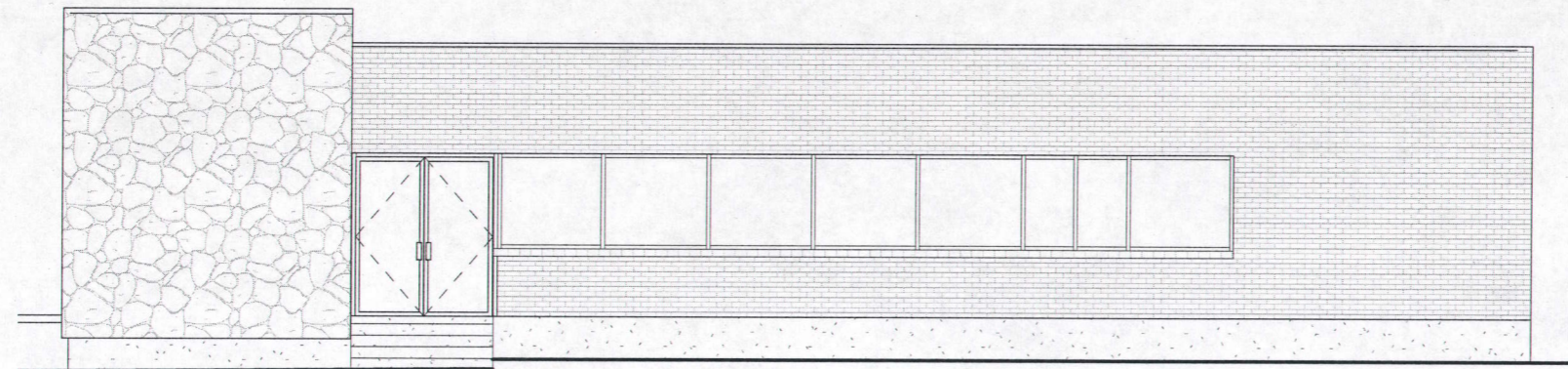


elizabeth j  
blackner,  
architect aia  
leed ap

801 703 5111



2 PROPOSED ELEVATION -SOUTH  
H-1 1/8" = 1'-0"



1 EXISTING ELEVATION -SOUTH  
H-1 1/8" = 1'-0"

CANNON MATCH LAW OFFICES,  
Inc. South Temple, Salt Lake City, UT  
SLC REVIEW SET

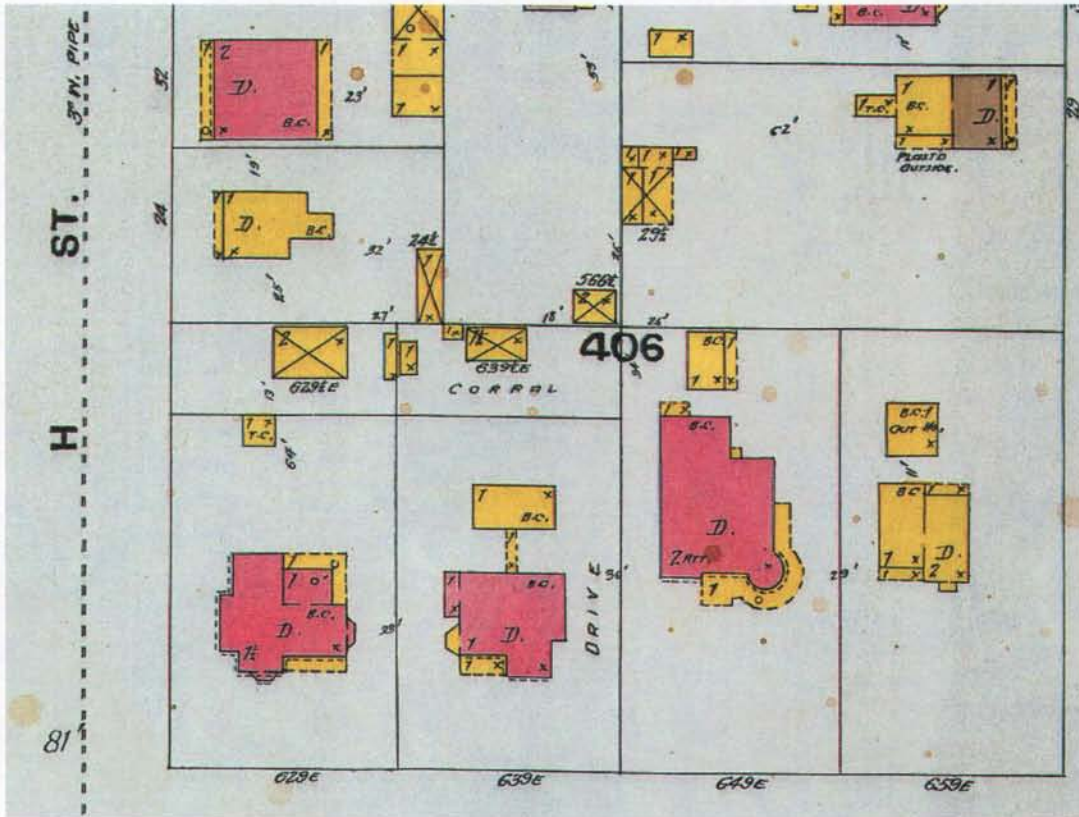
NOV 13, 2008

H-1

**Attachment B**  
Documentation



Sheet 151



<b>City</b>	Salt Lake City, Utah
<b>Date.Original</b>	1898
<b>Map Sheet Number</b>	Sheet 151
<b>Street Names</b>	1st St.; I St.; 700 East; Seventh East; 100 South; First South; 600 East; Sixth East; G St.; H St.; South Temple; Brigham
<b>Creator</b>	Sanborn D A
<b>Subject</b>	Sanborn Fire Insurance Maps; maps; urban development; city planning
<b>Publisher</b>	J. Willard Marriott Library, University of Utah
<b>Type</b>	Image
<b>Format.Use</b>	Image/jp2
<b>Source.Physical</b>	54 cm x 64 cm
<b>Identifier</b>	G4344_S3_G475_1898_S3_151.tif
<b>Format.Creation</b>	Leica S1 Pro scanning camera; Hasselblad CFI 50mm F/4 lens; f/11, Kaiser Softlite ProVision 6x55W fluorescent 5400K daylight, tif: 4000 x 4800 pixels, 36-bit color
<b>Language</b>	en
<b>Rights Management</b>	Digital image copyright 2001, University of Utah. All rights reserved.
<b>Website</b>	<a href="http://www.lib.utah.edu/digital/sanborn/">http://www.lib.utah.edu/digital/sanborn/</a>
<b>Owning Institution</b>	Western Americana Division, Special Collection, J. Willard Marriott Library, University of Utah, 295 S. 1500 East, Salt Lake City, UT 84112
<b>Scanning Technician</b>	Kelly Taylor
<b>Metadata Cataloger</b>	Clifton Brooks

South Temple Historic District  
 Reconnaissance Level Survey 2006  
 Salt Lake City, Salt Lake County, Utah  
 Map 2



- Contributing - A & B sites
- Non-contributing / Altered - C sites
- Non-contributing / Out of period - D sites
- Landmark sites

B. Colburn  
 R.L.S. 2006  
 1076



## Architectural Survey Data for SALT LAKE CITY

## Utah State Historic Preservation Office

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
630 E SOUTH TEMPLE	D	0/1 2	c. 1980	REGULAR BRICK	LATE 20TH C.; OTHER	OTHER BUSINESS/OFFICE	06	RIESTER-ROBB
633 E SOUTH TEMPLE	B	0/0 1	1960	REGULAR BRICK STONE:OTHER/UNDEF.	MODERN; OTHER	OTHER BUSINESS/OFFICE	06	MAJESTIC INV. CO.
641 E SOUTH TEMPLE	B	0/0 1	1957 1966	REGULAR BRICK GLAZED CURTAIN WALL STONE:OTHER/UNDEF.	MODERN; OTHER	OTHER BUSINESS/OFFICE	06	JR. ACHIEVEMENT; + 645
649 E SOUTH TEMPLE	D	0/0 1	1966 1972	REGULAR BRICK GLAZED CURTAIN WALL STONE:OTHER/UNDEF.	MODERN; OTHER	OTHER BUSINESS/OFFICE	06	COLLEGE OF MASSAGE
650 E SOUTH TEMPLE MASONIC TEMPLE	A	0/0 3	1927	REGULAR BRICK GRANITE	EGYPTIAN REVIVAL	OTHER CLUBHOUSE	06	
? 667 E SOUTH TEMPLE FIFE, WILLIAM E., HOUSE	A	0/0 2	1917	BRICK:OTHER/UNDEF.	COLONIAL REVIVAL	CENTRAL PASSAGE SINGLE DWELLING	06	106; AKA 661, 665, 667
678 E SOUTH TEMPLE KAHN, EMANUEL, HOUSE	A	0/0 2.5	1889	REGULAR BRICK SANDSTONE	QUEEN ANNE VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	06	HENRY MONHEIM, ARCH.; "ANNIVERSARY INN"
699 E SOUTH TEMPLE /S.L. THEOLOGICAL SEMINARY	D	0/0 2.5	c. 1977	BRICK:OTHER/UNDEF.	MANSARD	OTHER BUSINESS/OFFICE	06	WAS POTOMAC CENTRE
701 E SOUTH TEMPLE EVANS, MORRIS & ALICE, HOUSE	A	0/0 2.5	c. 1876 1911	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	06	COMMERCIAL SINCE 1973; NOW BUSATH; FRANK WINDER MOORE, ARCH. IN 1911
702 E SOUTH TEMPLE ORTHOPEDIC & FRACTURE CLINIC	B	0/0 2	1961 2001	VENEER; OTHER GLAZED CURTAIN WALL	MODERN; OTHER	OTHER CLINIC	06	AKA 5 S. 700 EAST; CAMERON CONSTRUCTION; MEDICAL MANOR
709 E SOUTH TEMPLE U & I SUGAR CO.	D	0/0 2	c. 1976	REGULAR BRICK	LATE 20TH C.; OTHER	OTHER BUSINESS/OFFICE	06	MORETON INSURANCE;
731 E SOUTH TEMPLE SHERMAN-JACKLING HOUSE	A	0/0 2.5	c. 1898	SANDSTONE BRICK:OTHER/UNDEF. STONE:OTHER/UNDEF.	NEOCLASSICAL COLONIAL REVIVAL	FOURSQUARE (BOX) SINGLE DWELLING	06	WALTER WARE, ARCH.; OFFICES SINCE 1965



630 E SO. TEMPLE  
D



633 E SO. TEMPLE  
B



641 E SO. TEMPLE  
B



649 E SO. TEMPLE  
D



650 E SO. TEMPLE  
A



667? E SO. TEMPLE  
A



678 E SO. TEMPLE  
A



699 E SO. TEMPLE  
D



701 E SO. TEMPLE  
A



702 E SO. TEMPLE  
B



709 E SO. TEMPLE  
D



731 E SO. TEMPLE  
A

# HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

## 1 IDENTIFICATION

Name of Property:

Address: 633 East South Temple

Twnshp: Range: Section:

City, County: Salt Lake City, Salt Lake County

UTM:

Current Owner Name: Sangam LC c/o Rick Tucker

USGS Map Name & Date: Ft. Douglas, UT  
1963, Rev. 1969, 1975

Current Owner Address: 25 S. 300 East, Salt Lake City

Tax Number: 09 31 488 007

Legal Description (include acreage): W 1/2 of Lot 2, Block 6, Plat D, Salt Lake City Survey (Cont .31 acres)

## 2 STATUS/USE

Property Category

- building(s)  
 structure  
 site  
 object

Evaluation

- eligible/contributing  
 ineligible/non-contributing  
 out-of-period

Use

- Original Use: Business/Office  
Current Use: Business/Office

## 3 DOCUMENTATION

Photos: Dates

- slides:  
 prints: 2006  
 historic:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title  
 tax card & photo  
 building permit  
 sewer permit  
 Sanborn Maps  
 obituary index  
 city directories/gazetteers  
 census records  
 biographical encyclopedias  
 newspapers
- city/county histories  
 personal interviews  
 USHS Library  
 USHS Preservation Files  
 USHS Architects File  
 LDS Family History Library  
 local library: Salt Lake City  
Public Library  
 university library(ies): Marriott  
Library, University of Utah

Drawings and Plans

- measured floor plans  
 site sketch map  
 Historic American Bldg. Survey  
 original plans available at:  
 other: tax assessor footprint

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Carter, Thomas and Goss, Peter. Utah's Historic Architecture, 1847-1940: a Guide. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Emerson, Peter DuPont. "The South Temple Historic District." M. Arch. Thesis, Graduate School of Architecture, University of Utah, 1979.

Juracek, Judy A. Architectural Surfaces; Details for Artists, Architects and Designers. New York: W.W. Norton & Co., 2005.

Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA: Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.

Researcher/Organization: Beatrice Lufkin

Date: 2006



Building Style/Type: Modern: Other / Other Commercial/Public No. Stories: 1

Foundation Material: concrete Wall Material(s): \_\_\_\_\_

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

Number of associated outbuildings 0 and/or structures 0.

*Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.*

The building at 633<sup>1</sup> was built in 1960 in a mid-century Modern style incorporating elements of the earlier International Style such as the flat roof, cubic volume and smooth wall surfaces. Like the earlier style, there are no historical references but in contrast to the smooth white walls of the International Style, mid-century Modern styles use large flat panels of contrasting colors and surfaces. In this instance, the smooth brick walls are accented by a grade-to-roofline panel of a variety of colored rock-faced field stones on the southwest corner of the building. The distinctive stone panel wraps around the corner and is visible on both the South Temple as well as the G Street elevation. All elevations are asymmetrical with the window and door openings unevenly spaced.

The building has a 65 foot façade on the north side of South Temple Street and extends back 78 feet on G Street. It is on a corner lot, the northeast corner of G Street and South Temple Street. The original main entrance was on the south, facing South Temple, and has a concrete walkway with steps leading to double glass doors with metal sash. A note refers the public to use the door on the west. A strip of seven fixed-pane metal sash windows is adjacent to the door and runs to the east. The window opening has a sill of header bricks.

The west entrance is also two dark metal and glass doors with sidelights and a concrete walkway with steps. A raised course of header bricks extends from the entrance doors on the north end of the elevation to the furthest south window pair. Another pair of casement windows and a set of four in the same opening are set between the raised courses of headers. Between the windows themselves the bricks are laid in a stack bond. The red brick wall cladding is laid in a stretcher bond with concave pale mortar joints

The construction of the building is brick over concrete block with a built-up flat roof. The rear of the building is painted concrete block. The entrance door is flanked by two horizontal window openings with three windows in each, a central fixed pane flanked by casements. The east elevation has five unevenly spaced fixed pane window openings.

There is lawn with mature shrubbery next to the building on the west and south elevations. The rear and east side yards are blacktopped with parking across the rear.

---

<sup>1</sup> Also known as 629 and 631.

Architect/Builder:

Date of Construction: 1960<sup>2</sup>

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).  
(see instructions for details)

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/ Government
<input type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	<input type="checkbox"/> Religion
<input type="checkbox"/> Archeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Science
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/ Recreation	<input type="checkbox"/> Law	<input type="checkbox"/> Social History
<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Ethnic Heritage	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation
<input type="checkbox"/> Communications	<input type="checkbox"/> Exploration/ Settlement	<input type="checkbox"/> Maritime History	<input type="checkbox"/> Other
<input type="checkbox"/> Community Planning & Development	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Military	
<input type="checkbox"/> Conservation		<input type="checkbox"/> Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

Considered "completely out of character"<sup>3</sup> with the residential quality of South Temple by a writer in 1979 it was the second of the three mid-century modern office buildings now on the block face to be built. The Majestic Investment Company was granted a variance by the Salt Lake City Board of Adjustments<sup>4</sup> in 1960. The same year they bought the property and arranged a \$120,000 mortgage from the Union Bank and Trust, presumably for the construction of the building. The Metropolitan Life Insurance Company was the first tenant of the building and remained there for a number of years.

The Majestic Investment Company retained the property for 33 years, selling in 1993 to KLK Limited Partners of Utah. After their three-year ownership, there were several owners before South Temple Enterprises LLC took title to it in 1998. They sold to Sangam LC in 2004, the current owner.

<sup>2</sup> Date is from the Salt Lake County Tax Assessor's Office.

<sup>3</sup> Emerson, p. 42.

<sup>4</sup> Case # 4081, 5/16/60.



1



2



3



4



5



6



7



8