



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Mayara Lima, Principal Planner
(801) 535-7118 or mayara.lima@slcgov.com

Date: September 5, 2019

Re: Unfinished Business - PLNHLC2019-00132
Painted masonry facades at 171 W 300 N

ACTION REQUIRED: This item regarding a Minor Alteration to approve paint on three facades of the masonry building located at 171 W 300 N was tabled at the June 6, 2019 Historic Landmark Commission Meeting. The Historic Landmark Commission is the decision making body on the matter and therefore, has the authority to approve or deny the certificate of appropriateness.

RECOMMENDATION: Based on the analysis and findings outlined in the June 6th staff report, Planning **Staff's** finds that the painting of the brick does not meet the applicable standards of approval. Therefore, Staff maintains the recommendation that the Commission deny the request.

BACKGROUND/DISCUSSION: Natalie Johnson, representing the property owner, has requested a certificate of appropriateness to approve paint applied to the brick on three facades of the masonry building located at 171 W 300 N. Because the paint work was carried out without a Certificate of Appropriateness, the subject property has an open enforcement case with the city.

On June 6, 2019, the Historic Landmark Commission heard the request and tabled it to allow the applicant time to obtain a paint removal report provided by a qualified contractor showing the viability of removing the paint from the building. The report was to include the potential harm to the brick and stone, methodology of application, and test stripping results.

The applicant submitted a report provided by Abstract Masonry Restorations for the removal of paint applied to the brick. The report shows that the removal of paint is almost entirely possible, **although** *“a higher degree of effort and more resources than normal were required to successfully remove the paint due to the highly textured and “raked” texture of the brick”*.

The report does not mention any damages to the brick with the removal process but highlights that the process is more labor intensive than normal **because** *“the single greatest challenge is doing it without pitting or otherwise damaging the mortar”*. It further explains that:

*Some small areas of the mortar throughout this building is in a pre-existing state of distress. Because the mortar in these small areas is already loose and in a state of deterioration, it may be removed as part of the pressurized steam rinsing process. Therefore, very small areas of the mortar may need to be repointed following the paint **stripping process**. I don't anticipate this to be extensive.*

Along with the report, the applicant provided the contractor's bid to remove the paint applied to the brick. The bid states that:

Approximately 98% removal is expected. There may be some very small flecks of paint remaining in the deep recesses of the brick. These will hardly be noticeable.

The applicant also provided a letter changing their initial Minor Alteration request to approve only the paint applied to the brick. This differs from the initial request because it does not include the paint applied to the flagstone entrance accents.

After reviewing these documents, Staff maintains that the paint applied to the brick does not comply with standards of review and adversely affects the historic building. The subject property is considered contributing to the character and integrity of the Capitol Hill Local Historic District.

As discussed in June 6, 2019 Historic Landmark Commission Staff Report, masonry is one of the most important character-defining features of a historic building and brick apartments such as the subject property are an expression of the sequence of settlement and development in the city. Therefore, safeguarding the brick characteristics and ensuring its integrity in historic multifamily buildings is an important goal in historic preservation. **The city's adopted** Historic Apartment and Multi-Family Buildings Design Guidelines states that:

Painting the masonry should be avoided. Painting alters the architectural character, seals in moisture causing gradual damage to the walls and their thermal performance, and also builds in the recurring cost of periodic repainting.

Significance to the historic district

The Capitol Hill Local Historic District was established in 1984. Additional survey work was done in 2001 when the boundaries of the district were increased, and again in 2006 to document newly eligible resources. The subject building was built in 1951, during the contextual period of Adapting American Domestic Architecture, 1930-1961, and is identified as a contributing building in the 2006 survey.

The 2006 survey consisted of a Reconnaissance Level Survey (RLS) as well as an Intensive Level Survey (ILS) of 65 selected properties, which included the subject property. **As explained in the survey's 2006 Final Report:**

The goal of the ILS Work was to document the significance of these newly contributing resources in the local landmark district. As these resources come up for design review, the ILS documentation will aid planning staff and the HLC in understanding the historical contributions of these resources to the Capitol Hill community.

The ILS form of the property states the significance of this building to the Capitol Historic District:

The Jo An Apartments represent the physical transformation the building's west Capitol Hill neighborhood in the 1950s.(...) The Jo An Apartments was one of the earliest large-scale apartment blocks in the area. Although modern in appearance, the building was designed with many features (e.g. interior foyer and stairs) of an earlier generation of urban apartments in Salt Lake City.

Attachments:

- [June 6, 2019 Historic Landmark Commission Staff Report](#)
- [June 6, 2019 Historic Landmark Commission Minutes](#)

- [Paint Removal Report and Bid](#)
- [Applicant's letter](#)
- [ILS form of the property](#)



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Mayara Lima, Principal Planner
(801) 535-7118 or mayara.lima@slcgov.com
Date: June 6, 2019
Re: PLNHLC2019-00132 – Painted masonry facades

Minor Alteration

PROPERTY ADDRESS: 171 W 300 N

PARCEL ID: 08-36-404-001

HISTORIC DISTRICT: Capitol Hill

ZONING DISTRICT: RMF-35 Moderate Density Multi-Family Residential District & H Historic Preservation Overlay District

DESIGN GUIDELINES: Historic Apartments and Multifamily Buildings Design Guidelines (Building Materials and Finishes)

REQUEST: This is a request by Natalie Johnson, representing the property owner, to approve paint on three facades of the masonry building located at 171 W 300 N. The matter is being referred to the Historic Landmark Commission for a decision because Staff concludes that the paint work already completed does not comply with standards of review and adversely affect the historic district. The building is considered contributing to the character and integrity of the Capitol Hill Local Historic District.

RECOMMENDATION: Based on the analysis and findings outlined in this staff report, it is Planning Staff's opinion that the proposed paint work does not meet the applicable standards of approval. Consequently, Staff recommends that the Commission deny the request.

ATTACHMENTS:

- A. [Site & Context Map](#)
- B. [Building Photographs](#)
- C. [Historic Survey Information](#)
- D. [Application Materials](#)
- E. [Analysis of Standards for Minor Alterations in a Historic District](#)
- F. [Applicable Design Guidelines](#)
- G. [Public Process and Comments](#)

BACKGROUND:

This property is currently in noncompliance with Salt Lake City regulations because the proposed paint work has already been carried out without the required Certificate of Appropriateness approval. Salt Lake City Civil Enforcement sent to the property owner a notice of violation in November 2018, which referenced section 21A.34.020E of the Zoning Ordinance. This section indicates that alterations to the

exterior of structures within a Historic Preservation District must obtain approval. Since then, the property owner has been working with the Planning Division to resolve the issue.

PROJECT DESCRIPTION: This proposal is a request to maintain the exterior paint recently applied to three facades of the multifamily building located at approximately 171 W 300 N. The building is a mid-century walk-up brick apartment with flagstone and glass accents on the entrances.



Image 1 – Front (north) façade of the apartment building before paint work was completed.

Paint was applied to the north, east and west facades of the building. The north and west facades are fronting public streets. The north façade is the primary façade of the building and contains the two flagstone entrances, which were also painted.

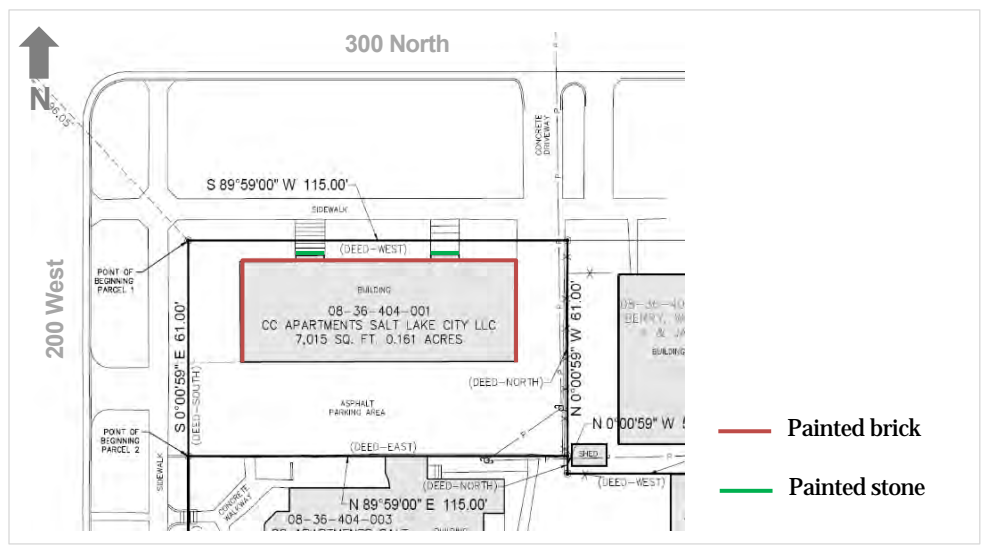


Image 2 – Site plan showing where paint was applied



Image 3 – Building after paint was applied

SITE CONDITIONS & CONTEXT:

The subject property contains one historically contributing multifamily building. The Reconnaissance Level Survey (RLS) for the Capitol Hill Local Historic District indicates that the building was constructed in 1950 and is an example of Post-War Modern architecture style. The building is predominantly brick on all facades but contains stone around the entrances, and brick glass on the floors above the entrances.

The surrounding properties include structures from a variety of building periods and architectural styles. The majority are considered contributing to the historic district, and many are made of brick. [Attachment A](#) shows that several of the brick buildings located in the immediate surroundings of the subject property remain unpainted. Noteworthy is the apartment building directly across 300 N, which was also painted without approval and, like the subject property, is currently under enforcement.

KEY ISSUE:

Masonry that was not painted traditionally should not be painted

Masonry is one of the most important character-defining features of a historic building. The red color of the brick, and its contrast with the light color mortar, is a predominant element of this building. It reflects the traditional masonry construction of historic apartments buildings in the district and contributes to the historic character of the neighborhood. The flagstone in its natural sand color around the entrances provides the façade composition and detailing of the building, which adds to the character of this historic building.

Historic apartment buildings are important elements in creating and defining the sense of place of Salt Lake City's older neighborhoods and inner urban areas. Brick, often combined with natural stone, is the primary building materials on most historic apartments built across the city and it is an expression of the sequence of settlement and development in the city. Thus, safeguarding the masonry characteristics and ensuring its integrity in historic multifamily buildings is an important goal in historic preservation.

The City's adopted historic guidelines consistently discourages the use of paint on masonry that was not traditionally painted. The Historic Apartment and Multi-Family Buildings Design Guidelines addresses building materials and finishes in Chapter 2. Page 1 of that chapter states that:

Painting the masonry should be avoided. Painting alters the architectural character, seals in moisture causing gradual damage to the walls and their thermal performance, and also builds in the recurring cost of periodic repainting.

Additionally, [Attachment F](#) shows that the Residential Design Guidelines discourages the paint of masonry while providing specific guidelines for the preservation of the material.

NEXT STEPS:

If the request is denied by the HLC, the applicant will not be issued a COA and the property will continue to be in noncompliance with Salt Lake City. To bring the property into compliance, the applicant will have to apply for a Minor Alteration to remove the paint.

If the Commission disagrees with Staff's recommendation and the project is approved, the applicant would receive a COA to proceed with the project as represented in this Staff Report.


ATTACHMENT A: Site & Context Map



Brick Buildings:

-  Unpainted brick
-  Illegally painted brick
-  Painted brick

Other Buildings:

-  Not brick

ATTACHMENT B: Building Photographs



Image 5 – Historic photo of the building viewed from 300 North



Image 6 – Google street view from June 2016 shows the unpainted front (north) façade of the building



Image 7 - Google street view from June 2016 shows the unpainted east and north façades of the building



Image 8 - Google street view from June 2016 shows the unpainted west and south façades of the building



Image 9 – Current view of the building from 300 N shows the painted brick facades and painted stone entrances



Image 10 – Closer view of the east and north facades of the building after paint was applied



Image 11 – West façade of the building after paint was applied



Image 12 – The rear (south) façade was left unpainted



Image 13 – Closer view of the painted stone around the entrances

ATTACHMENT C: Historic Survey Information



257 N 200 West*
B



264 N 200 West*
D



265-267 N 200 West*
B



268 N 200 West*
A



270 N 200 West*
B



271-273 N 200 West*
B



279-281 N 200 West*
B

200 WEST



309-311 N 200 West
B



312-314 N 200 West
B



316-318 N 200 West
B

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
257 N 200 WEST	B	0/0 2	1898	REGULAR BRICK	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	06	FLAT ROOF
264 N 200 WEST	D	0/0 2.5	1972	ALUM./VINYL SIDING	MODERN: OTHER	OTHER APT./HOTEL MULTIPLE DWELLING	06	
265 N 200 WEST	B	0/1 1.5	1954	STRIATED BRICK	POST-WWII: OTHER	DOUBLE HOUSE / MULTIPLE DWELLING	06	DOUBLE HOUSE TYPE B; 265-267
268 N 200 WEST	A	0/0 1.5	c. 1890	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	06	BEHIND 270 N
270 N 200 WEST	B	0/0 1.5	c. 1905	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	06	ON PARCEL WITH 268 N
271 N 200 WEST	B	0/1 1.5	1954	STRIATED BRICK	POST-WWII: OTHER	DOUBLE HOUSE / MULTIPLE DWELLING	06	DOUBLE HOUSE TYPE B; 271-273
279 N 200 WEST	B	0/0 1.5	1954	STRIATED BRICK	POST-WWII: OTHER	DOUBLE HOUSE / MULTIPLE DWELLING	06	DOUBLE HOUSE TYPE B; 279-281
309 N 200 WEST COX, ARSON E., HOUSE	B	0/1 1	c. 1914	REGULAR BRICK	BUNGALOW	DOUBLE HOUSE / MULTIPLE DWELLING	06 05	309-311 N; HISTORIC PORCH ENCLOSURE N05
312 N 200 WEST JONES DUPLEX	B	0/1 2	c. 1910	BRICK:OTHER/UNDEF. VENEER: OTHER	20TH C.: OTHER VICTORIAN: OTHER	OTHER APT./HOTEL MULTIPLE DWELLING	06 05	312-314 N; HISTORIC FAÇADE REMODEL c. 1930s-1950s N05
316 N 200 WEST JONES DUPLEX	B	0/1 2	c. 1910 c. 1937	BRICK:OTHER/UNDEF. VENEER: OTHER	20TH C.: OTHER VICTORIAN: OTHER	OTHER APT./HOTEL MULTIPLE DWELLING	06 05	316-318 N; HISTORIC FAÇADE REMODEL BLDG PERMIT CARD 1937 N05



60 W 300 North
B



72 W 300 North
B



80 W 300 North
A



87 W 300 North*
D



102-104 W 300 North
B



102? W 300 North
B



112 W 300 North
B



122 W 300 North
B



128 W 300 North
B



132-134 W 300 North
B



142-150 W 300 North
B



152 W 300 North
B

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
60 W 300 NORTH	B	0/0	c. 1868	ADOBE: OTHER/UNDEF STUCCO/PLASTER DROP/NOVELTY SIDING	VICTORIAN: OTHER	CROSSWING	06	MODIFIED CROSS WING
72 W 300 NORTH	B	0/1	c. 1890	REGULAR BRICK	VICTORIAN ECLECTIC QUEEN ANNE	SINGLE DWELLING SIDE PASSAGE/ENTRY	05 06	N05
80 W 300 NORTH	A	0/1	1872	STUCCO/PLASTER ADOBE: OTHER/UNDEF	CLASSICAL: OTHER VERNACULAR	CENTRAL PASSAGE	06 83	SLC REGISTER
BEESLEY, EBENEZER, HOUSE		2				SINGLE DWELLING	79	NR05
87 W 300 NORTH VILLA GRANDA	D	1/0 4.5	1963	REGULAR BRICK	MODERN: OTHER	OTHER APT./HOTEL MULTIPLE DWELLING	06	NOW CAPITOL HILL CONDOS
? 102 W 300 NORTH	B	0/0	c. 1905	DROP/NOVELTY SIDING CLAPBOARD SIDING	VICTORIAN ECLECTIC	DOUBLE HOUSE /	06	102-104 W
102 W 300 NORTH	B	0/0	c. 1910	REGULAR BRICK	VICTORIAN: OTHER	DOUBLE HOUSE /	06	BEHIND 102-104 W; ADDRESS IS
ANDREW MORTENSON HOUSE		1				MULTIPLE DWELLING	05	102 REAR; FOURSQUARE DUPLEX N05
112 W 300 NORTH	B	0/0	c. 1884	ADOBE: OTHER/UNDEF STUCCO/PLASTER	VICTORIAN: OTHER	CROSSWING	06	
JAMES W. BROWN HOUSE		1				SINGLE DWELLING	05	N05
122 W 300 NORTH	B	1/0	c. 1900	REGULAR BRICK	VICTORIAN: OTHER	CROSSWING	06	WINDOW ALTERATIONS; NOW DUPLEX 120-122 W
128 W 300 NORTH	B	1/0	c. 1959 1953	STRIATED BRICK	POST-WWII: OTHER	SINGLE DWELLING OTHER LATE 20TH C.	86 06	N05 BELOW GRADE GARAGE
132 W 300 NORTH	B	0/0	1889	REGULAR BRICK	VICTORIAN: OTHER POST-WWII: OTHER	SINGLE DWELLING DOUBLE HOUSE /	05 06	3RD UNIT AT 304 N QUINCE ST; FAÇADE ALTERATIONS c. 1950
142 W 300 NORTH	B	0/0	c. 1960 c. 1911	REGULAR BRICK	VICTORIAN ECLECTIC GREEK REVIVAL	MULTIPLE DWELLING OTHER APT./HOTEL	06	N05 142-150 W 300 NORTH
STEWAR J. JENKINS HOUSE		1.5	c. 1936			MULTIPLE DWELLING	05	N05
152 W 300 NORTH JOSHUA R. WHITNEY HOUSE	B	0/0	c. 1888 c. 1953	REGULAR BRICK	VICTORIAN: OTHER	CROSSWING SINGLE DWELLING	06 05	1953 FAÇADE ALTERATIONS N05

?=approximate address

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



158 W 300 North
D



160 W 300 North
B



163-165 W 300 North*
B



171-177 W 300 North*
B



180 W 300 North
B



180 W 300 North, (garage &
wall)



202 W 300 North
B



204-206 W 300 North
B



217-219 W 300 North*
B



218-220 W 300 North
B



225 W 300 North*
B



226 W 300 North
B

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
158 W 300 NORTH	D	1/0	1977	REGULAR BRICK SHINGLE SIDING	MANSARD	OTHER APT./HOTEL	06	
		2				MULTIPLE DWELLING	05	N05
160 W 300 NORTH	B	0/1	1960	REGULAR BRICK ALUM./VINYL SIDING	POST-WWII: OTHER	OTHER APT./HOTEL	06	
		2				MULTIPLE DWELLING	05	N05
163 W 300 NORTH	B	0/0	c. 1900	STUCCO/PLASTER	VICTORIAN: OTHER	DOUBLE HOUSE / MULTIPLE DWELLING	06	DOUBLE HOUSE TYPE A; 163-165
171 W 300 NORTH	B	0/0	1950	REGULAR BRICK FLAGSTONE	POST-WAR MODERN	WALK-UP APT.	06	171-177 W
		2.5				MULTIPLE DWELLING		
180 W 300 NORTH	B	0/1	1953	STRIATED BRICK CONCRETE BLOCK	POST-WWII: OTHER	OTHER APT./HOTEL	06	aka 306 N 200 WEST (PARCEL ADDRESS)
		2				MULTIPLE DWELLING	05	N05
202 W 300 NORTH CHARLES D. HARDING	B	0/0	c. 1909	REGULAR BRICK	20TH C. COMMERCIAL	2-PART BLOCK GROCERY	06 05	NOW UTAH HUMANITIES COUNCIL N05
204 W 300 NORTH HEYSTECK DUPLEX	B	0/0	c. 1936	STRIATED BRICK	ENGLISH COTTAGE MINIMAL TRADITIONAL	DOUBLE HOUSE / MULTIPLE DWELLING	06 05	PERIOD COTTAGE DUPLEX; 204- 206 W N05
217 W 300 NORTH	B	0/1	1954	STRIATED BRICK	POST-WWII: OTHER	DOUBLE HOUSE / MULTIPLE DWELLING	06	DOUBLE HOUSE TYPE B; 217-219
		1.5						
218 W 300 NORTH WILLIAM T. EDWARD HOUSE	B	/	c. 1909	REGULAR BRICK	VICTORIAN: OTHER	DOUBLE HOUSE / MULTIPLE DWELLING	06 05	N05
		2						
225 W 300 NORTH	B	0/0	c. 1890	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	06	
		1.5						
226 W 300 NORTH WHITNEY, JOSHUA & EMMELINE,	B	0/0	1901	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	06	80 N05
		1						

?=approximate address

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

ATTACHMENT D: Application Materials

The Arches North Apartments

171-177 W 300 N

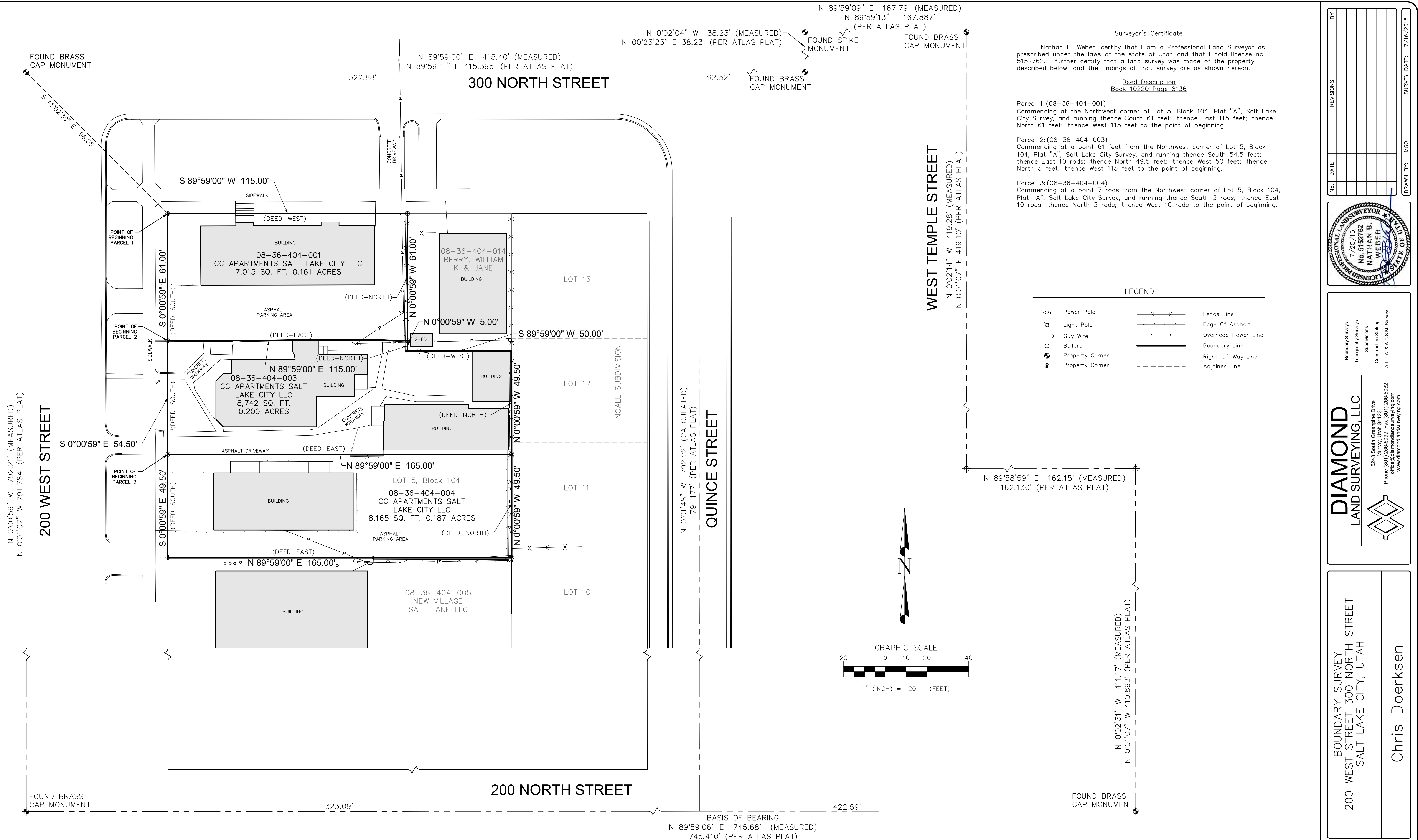
Salt Lake City, UT 84103

We are asking that we be able to leave the exterior paint on the three sides of the building that were painted. They were painted Sherwin Williams A-100 Color: Snowbound. Please note the following:

- We were unaware the building was a contributing building to the historic district.
- There is a building across the street that was painted the same way we painted ours (160 W 300 N). Built within 8 years of our building.
- The paint is superficial and could be removed in the future.

We would not intentionally alter the exterior of a historic building. We are currently doing renovations at the Hillcrest apartments in the Avenues. We have taken great care to restore the building historically.

Thank you for your consideration.



Surveyor's Certificate

I, Nathan B. Weber, certify that I am a Professional Land Surveyor as prescribed under the laws of the state of Utah and that I hold license no. 5152762. I further certify that a land survey was made of the property described below, and the findings of that survey are as shown hereon.

Deed Description
Book 10220 Page 8136

Parcel 1:(08-36-404-001)
Commencing at the Northwest corner of Lot 5, Block 104, Plat "A", Salt Lake City Survey, and running thence South 61 feet; thence East 115 feet; thence North 61 feet; thence West 115 feet to the point of beginning.

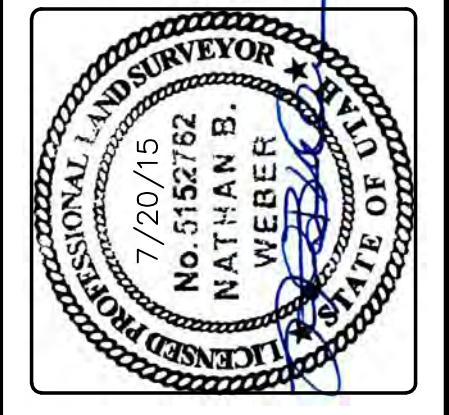
Parcel 2:(08-36-404-003)
Commencing at a point 61 feet from the Northwest corner of Lot 5, Block 104, Plat "A", Salt Lake City Survey, and running thence South 54.5 feet; thence East 10 rods; thence North 49.5 feet; thence West 50 feet; thence North 5 feet; thence West 115 feet to the point of beginning.

Parcel 3:(08-36-404-004)
Commencing at a point 7 rods from the Northwest corner of Lot 5, Block 104, Plat "A", Salt Lake City Survey, and running thence South 3 rods; thence East 10 rods; thence North 3 rods; thence West 10 rods to the point of beginning.

LEGEND

- Power Pole
- Light Pole
- Guy Wire
- Bollard
- Property Corner
- Property Corner
- Fence Line
- Edge Of Asphalt
- Overhead Power Line
- Boundary Line
- Right-of-Way Line
- Adjoiner Line

BY	DATE	REVISIONS



DIAMOND LAND SURVEYING, LLC
5243 South Greenpine Drive
Murray, Utah 84123
Phone: (801) 688-9650
office@diamondlandsurveying.com
www.diamondlandsurveying.com

Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
ALTA & A.C.S.M. Surveys

BOUNDARY SURVEY
200 WEST STREET, 300 NORTH STREET
SALT LAKE CITY, UTAH

Chris Doerksen

Narrative:

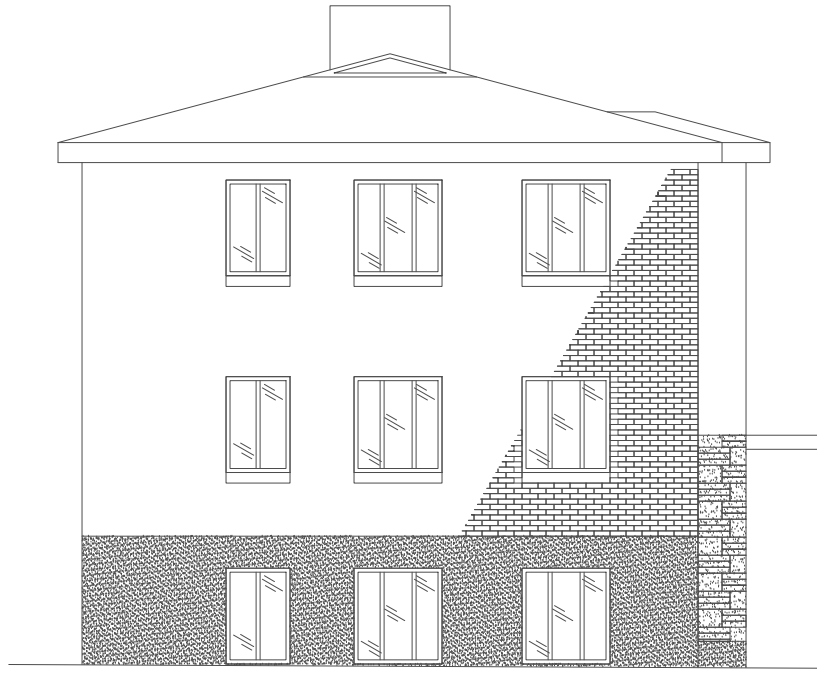
The basis of bearing is North 89°59'06" East between found brass cap street monuments located in 200 North Street between 200 West Street and West Temple Street as shown.

The purpose of this survey is to retrace and monument the boundary of the above described property according to the official records and the location of pertinent existing improvements located on the ground.

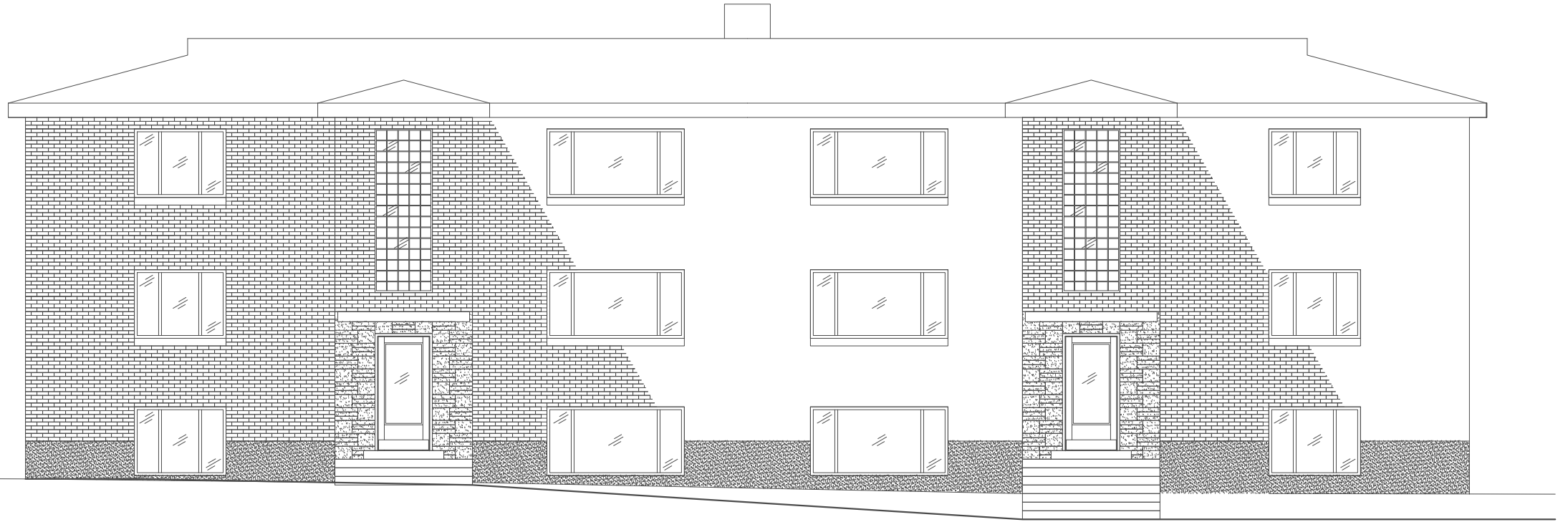
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DATE PLOTTED 7/20/15
JOB No. 15-088
SHEET

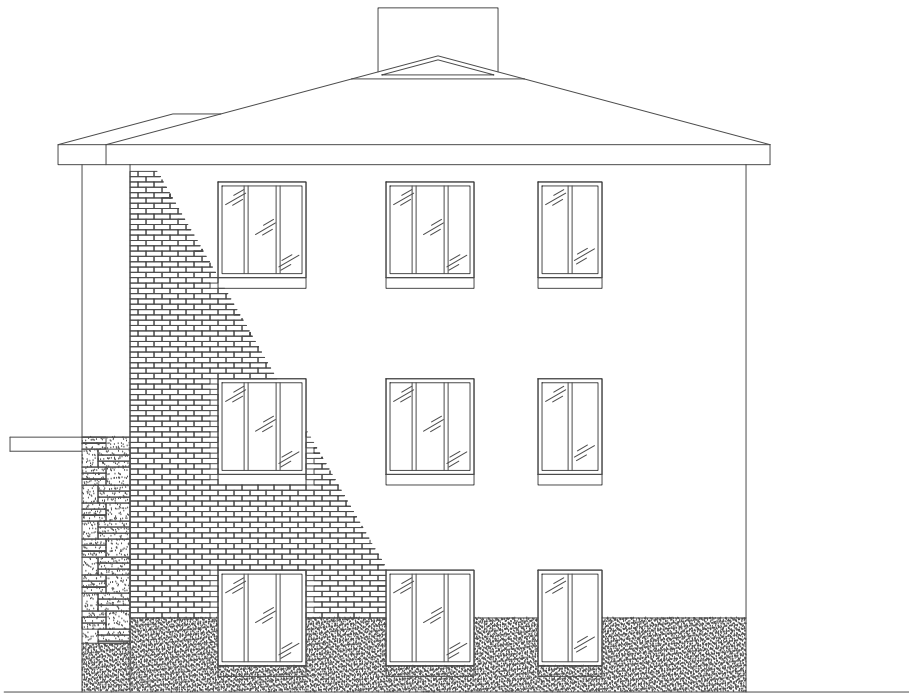
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



WEST ELEVATION



NORTH ELEVATION



WEST ELEVATION

ATTACHMENT E: Analysis of Standards for Minor Alterations in a Historic District

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Alteration of a Contributing Structure (21A.34.020.G)

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.

Standard	Analysis	Finding
<p>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;</p>	<p>The existing structure on site was constructed in 1950 as a multifamily dwelling. The applicant is proposing to continue using it as multifamily.</p>	<p>Complies</p>
<p>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;</p>	<p>Masonry is one of the most important character-defining features of a historic building, and the colors of the brick, stone and mortar are predominant elements of this building. The applied paint hides these features and damages the historic masonry walls.</p>	<p>Does not comply</p>
<p>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;</p>	<p>The proposed work does not involve such alterations.</p>	<p>Not applicable</p>
<p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p>	<p>The proposed work does not involve such alterations.</p>	<p>Not applicable</p>

<p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p>	<p>The contrast between brick and mortar, and between brick and stone give this building its distinctive character. The applied paint hides these features and damages the historic masonry walls.</p>	<p>Does not comply</p>
<p>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;</p>	<p>The scope of work does not include the repair of any deteriorated architectural features.</p>	<p>Not applicable</p>
<p>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;</p>	<p>Paint is a physical treatment that could damage the historic brick and sandstone of this building.</p>	<p>Does not comply</p>
<p>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;</p>	<p>The proposed work does not involve such alterations.</p>	<p>Not applicable</p>

<p>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;</p>	<p>Paint cannot be easily removed from masonry, requiring professional expertise and extra care. Moreover, the moisture trapped underneath the paint will cause damages to the masonry overtime and shorten its lifespan.</p>	<p>Does not comply</p>
<p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>The project does not involve the direct application of aluminum, asbestos, or vinyl cladding.</p>	<p>Complies</p>
<p>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 chapter 21A.46 of this title.</p>	<p>The project does not involve changes to or any new signage.</p>	<p>Not applicable</p>

ATTACHMENT F: Applicable Design Guidelines

Design Guidelines for Historic Apartments and Multifamily Buildings in Salt Lake City, Chapter 2: Building Materials & Finishes and Design Guidelines for Historic Residential Properties & Districts in Salt Lake City, Chapter 2: Building Materials & Finishes are the relevant historic guidelines for this design review and are identified below for the Commission's reference.

[Historic Apartments and Multifamily Buildings in Salt Lake City, Chapter 2: Building Materials & Finishes](#)

Characteristic Materials

Traditional masonry construction is characteristic of the majority of historic apartment and multifamily buildings. Brick and stone, with occasional concrete and stucco, provide both the medium of construction and the medium of expression of architectural style, façade composition and detail. Individually, and in context, the creative visual expression of the city's historic apartment buildings are arguably the single most important element in creating and defining the sense of place associated with Salt Lake City's older neighborhoods and inner urban areas. Their rich palette of traditional materials is the essential foundation of this expression.

Brick is the primary building material for the majority of historic apartment and multifamily buildings. This is usually combined with natural stone for parapets, gables, entrances, foundations, window sills and lintels, belt courses and other embellishments in the architectural composition. Concrete increasingly became an alternative to stone for particular elements and details as the twentieth century progressed. This palette provides a resilient construction medium which has inherently durable and energy management advantages in the extremes of the Utah climate.

Although requiring less regular maintenance, masonry is still vulnerable to deferred maintenance, which can expose the exterior of the building to water ingress and consequently also frost damage. The integrity of guttering and other water management elements, and the pointing of the masonry become important in maintaining the appearance, efficiency and longevity of a facade.

Painting the masonry should be avoided. Painting alters the architectural character, seals in moisture causing gradual damage to the walls and their thermal performance, and also builds in the recurring cost of periodic repainting. Where painting has been carried out in the past, and investment is available to strip the paint without damaging the masonry surface, the removal of paint is encouraged. It must be carried out with great care, however, to avoid permanent damage to the brickwork.

[Historic Residential Properties & Districts in Salt Lake City, Chapter 2: Building Materials & Finishes](#)

Masonry

2.2 Traditional masonry surfaces, features, details and textures should be retained.

- Regular maintenance will help to avoid undue deterioration in either structural integrity or appearance.

2.3 The traditional scale and character of masonry surfaces and architectural features should be retained.

- This includes original mortar joint characteristics such as profile, tooling, color, and dimensions.
- Retain bond or course patterns as an important character-defining aspects of traditional masonry.

2.6 Masonry that was not painted traditionally should not be painted.

- Brick has a hard outer layer, also known as the 'fire skin,' that protects it from moisture penetration and deterioration in harsh weather.
- Natural stone often has a similar hard protective surface created as the stone ages after being quarried and cut.
- Painting traditional masonry will obscure and may destroy its original character.
- Painting masonry can trap moisture that would otherwise naturally evaporate through the wall, not allowing it to "breathe" and causing extensive damage over time.

ATTACHMENT G: Public Process and Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to this project:

Public Hearing Notice:

Notice of the public hearing for this project includes:

- Public hearing notice mailed on May 24, 2019.
- Public hearing notice posted on City and State websites on May 24, 2019.
- Sign posted on the property on May 24, 2019.

Public Comments:

One public comment was received via email and is included below. All other comments received after the publication of this staff report will be forwarded to the Commission.

From: [Anna Zumwalt](#)
To: [Lima, Mayara](#)
Subject: Case Number PLNHLC2019-00132
Date: Monday, April 22, 2019 5:38:53 PM

Dear Rep. Chris Wharton and contact Mayara Lima, and anyone else concerned,

I approve Natalie Johnson's painting of her masonry facades at 171 West 300 North. I'm glad she went ahead and started on her own accord without feeling obliged to jump through ridiculous hoops. It's my sincere hope she paints her apartment building whatever damn color she chooses! ...said with respect.

Thank you for asking my opinion on this matter.

Yours, respectfully,
Anna Zumwalt

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
JUNE 6, 2019

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:33:53 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained for a period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Kenton Peters; Commissioners Stanley Adams, Thomas Brennan, Sheleigh Harding, Victoria Petro – Eschler, David Richardson, Charles Shepherd, Esther Stowell and Paul Svendsen.

Planning Staff members present at the meeting were Michaela Oktay, Planning Deputy Director; Paul Nielson, Attorney; John Anderson, Planning Manager; Mayara Lima, Principal Planner; Sara Javoronok, Senior Planner; and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Historic Landmark Commissioners present were: Victoria Petro-Eschler, Esther Stowell, and Charles Shepherd. Staff member in attendance was Sara Javoronok.

- **55 N Virginia St** – Staff gave an overview of the proposal.
- **505 E South Temple** – Staff gave an overview of the proposal.
- **171 W 300 N** – Staff gave an overview of the proposal.

[5:42:22 PM](#)

Painted masonry facades at approximately 171 W 300 N - Natalie Johnson, representing the property owner, is requesting a certificate of appropriateness in order to approve paint on three facades of the masonry apartment building located on this site. This work has already been carried out without a Certificate of Appropriateness approval and is the subject of an open enforcement case. The matter is being referred to the Historic Landmark Commission for a final decision because Staff finds that the work does not comply with standards of review and adversely affect the character and integrity of the contributing building. The subject property is within the Capitol Hill Historic District and Council District 3, represented by Chris Wharton. (Staff contact: Mayara Lima at (801)535-7118 or mayara.lima@slcgov.com) **Case number PLNHLC2019-00132**

Mayara Lima, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Historic Landmark Commission deny the request.

The Commission and Staff discussed the following:

- Clarification as to possibility of harm to brick in removal process
- Code enforcement action
- Whether the building is a contributing building

Chris Turner and Natalie Johnson, Preserve Partners, provided a presentation and further details regarding the purpose of painting the building.

The Commission and Applicant discussed the following:

- Clarification with process and chemical used to test the paint strip
- Whether a contractor preformed test stripping
- Whether there was any test stripping done on the stone of the entrance of building
- Structure of building
- Sustainability; what is sustainable about painting brick
- How often is repainting necessary

PUBLIC HEARING [6:01:38 PM](#)

Chairperson Peters opened the Public Hearing;

Cindy Cromer – Stated it is essential to have test samples of paint stripping done by a highly qualified contractor on stone work.

Sarah Schultz – Stated she appreciated original brick and that the paint has changed the character of the building.

The applicant addressed the public concerns.

Seeing no one else wished to speak; Chairperson Peters closed the Public Hearing.

The Commission went into executive session and discussed the following:

- Whether a fine might be reasonable
- Issue with fairness; removal might not be effective
- Concern was raised with not seeking permission prior to painting the building
- Setting a precedent for approving work done without permission

MOTION [6:18:04 PM](#)

Commissioner Harding stated, in the case of PLNHLC2019-00132, I move that the Historic Landmark Commission table the appeal until more information about the viability of paint removal on the brick façade and also on the stone façade.

Commissioner Richardson provided a friendly amendment: That the report on viability of paint removal be done by a qualified masonry contractor. Commissioner Harding accepted the amendment.

Commissioner Shepherd added a second amendment: That the report include test stripping from the two masonry materials. Commissioner Harding accepted the second amendment.

Commissioner Adams seconded the motion. Commissioners Richardson, Shepherd, Brennan, Stowell, Petro-Eschler, Harding and Adams voted “Aye”. Commissioner Svendsen voted “Nay”. The motion passed 7-1.



EXPERTS AT CLEANING,
REPAIRING AND PRESERVING
HISTORIC MASONRY

Natalie Johnson
Project Manager
Preserve Partners
2019 Main Street, Suite 2
Salt Lake City, UT 84115
801.529.4302
natalie.johnson@preservepartners.com

Aug. 6, 2019

Natalie,

Thanks for the enlisting our services to determine the feasibility of removing the paint off the exterior brick and mortar surfaces at the historic Jo An Apartment building in Salt Lake City, Utah.

On July 1, 2019 we applied 2 different paint stripping products on the west facing brick and mortar wall of the building. The two products were Dumond Chemicals Peel Away 1 and ProSoCo Heavy Duty Paint Stripper. Both products are high ph and caustic. In order to prevent the products from drying out in the hot summer temperatures, both strippers were covered with plastic and tightly sealed around the perimeter with duct tape, and were let be for approximately 48 hours. The purpose of this dwell time is to maximize the effectiveness of the paint strippers in softening the layers of paint.

Following the 48 hour dwell time, we returned to the site, removed the plastic / duct tape covering and then gently scraped the paint strippers and softened paint off the wall. The purpose of the scraping is to capture as much of the paint and stripper as possible before rinsing. Then, using pressurized steam, we slowly and thoroughly rinsed the remaining stripper and softened paint off the wall. Waste water must be effectively contained and properly disposed of during the rinsing process. Following the initial rinsing, we then proceed to “touch-up” any remaining remnants of paint that were not yet successfully removed. We then applied an acidic solution to the masonry in order to thoroughly neutralize any remaining alkalinity in the masonry.

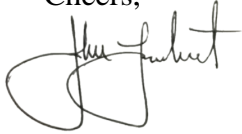
Because the paint was applied by spray application followed by back rolling, the paint was exceptionally well adhered to the masonry. A higher degree of effort and more resources than normal were required to successfully remove the paint due to the highly textured and “raked” texture of the brick.

The mortar between the brick on Jo An Apartments is substantially softer than the brick itself. *While the paint can be successfully removed, the single greatest challenge is doing it without pitting or otherwise damaging the mortar.* It is a slower, more labor intensive process than normal, but we were successful in doing so.

Some small areas of the mortar throughout this building is in a pre-existing state of distress. Because the mortar in these small areas is already loose and in a state of deterioration, it may be removed as part of the pressurized steam rinsing process. Therefore, very small areas of the mortar may need to be repointed following the paint stripping process. I don’t anticipate this to be extensive.

Hope this helps.

Cheers,

A handwritten signature in black ink, appearing to read "John Lambert". The signature is fluid and cursive, with a large loop at the beginning and end.

John Lambert

Founder / President

Abstract Masonry Restoration, Inc.

801.509.5099 cell

john@masonry-restoration.com



EXPERTS AT CLEANING,
REPAIRING AND PRESERVING
BRICK AND STONE

SERVICE PROPOSAL AND ACCEPTANCE

Proposal submitted to:

Natalie Johnson
Project Manager
Preserve Partners
2019 Main Street, Suite 2
Salt Lake City, UT 84115
801.529.4302
natalie.johnson@preservepartners.com

Aug. 14, 2019

The following services to be performed at:

The historic Jo An Apartments located at 171-177 South 300 North in Salt Lake City, UT

ABSTRACT MASONRY RESTORATION, INC., herein after referred to as Abstract, proposes to furnish materials and perform the labor necessary to:

1. Supply and build scaffolding around the perimeter of the north, east and west exterior walls. Attach scaffolding enclosure materials to the outside perimeter of the scaffolding. Dismantle the scaffolding at the end of the project and remove from the site.
2. Using specialty historic masonry paint stripping solutions, and pressurized steam/hot water, gently remove as much of the paint as possible off the exterior north, east and west brick and mortar walls and the roof top chimney. Approximately 98% removal is expected. There may be some very small flecks of paint remaining in the deep recesses of the brick. These will hardly be noticeable.
3. Following the removal of the paint, use specialty historic masonry cleaning solutions to further clean the masonry, and neutralize the alkalinity in the masonry.

The following are specifically excluded:

1. The cost of heating inside the scaffolding enclosure - if necessary.
2. Removal of landscaping / plant life next to the perimeter of the walls. Replanting and situating the landscaping / plant life after Abstract finishes their scope of work.
3. Anything not specifically included in the scope of work in this proposal is specifically excluded.

It is the responsibility of Preserve Partners to:

1. Provide full access to 2 working hose bib faucets capable of a minimum of 8 gallons of water each.
2. Provide electricity.
3. Provide access to an interior drain for disposal of the filtered and neutralized waste water.
4. Provide 1 on-site porta potty for the workmen.
5. Effectively communicate with the building occupants what to expect and what they need to do while the project is in process.

GENERAL AGREEMENTS AND UNDERSTANDINGS

- 1) This proposal is priced and based on the waste water being collected, filtered and neutralized and then being disposed of in an inlet to the sanitary sewer (not the storm drain) on the property or in the building. Therefore access to a drain on the interior of the building will be needed at all times.
- 2) On rare occasion, the drain pipes in a building may not be 100% free flowing and able to handle the disposal of the waste water. It is the customer's responsibility to make sure that all drain pipes in and outside of the building are completely free flowing and unclogged before and during the paint stripping operations. If a drain pipe becomes clogged during the paint stripping process, it is the responsibility of the customer to quickly get it unclogged at their own cost so the project can continue with out delay. The customer agrees to hold ABSTRACT harmless and not liable for any damage done to the property as a result of clogged drain pipes.
- 3) The customer agrees to provide no less than 2 working exterior hose bib faucets with a flow of no less than 8 gallons of water per minute each for the rinsing process.
- 4) A temporary electrical disconnect *may* be required when we are working around the electrical mast (if there is one) on the building. If needed ABSTRACT will arrange for this disconnect with the electrical company, and will correlate with the customer as to when it will be done so they can unplug computers, appliances and other potentially sensitive equipment in the building to protect them from potential power surges.
- 5) Due to the workmen foot traffic, the volume of water that is used, the waste water containment system, and the scaffolding that will extend out approximately 8 feet from the perimeter of the building, any plant life with in this area may not survive the paint stripping process. It is the responsibility of the customer to move, transplant, or relocate any and all plant life in this area.

- 6) Some of the non masonry surfaces, such as window and door frames, that are directly contiguous to the masonry to be stripped, may have a small amount of the paint stripped off of them. These surfaces will be masked with plastic and tape, but the stripper is designed to penetrate and often creeps behind the masking materials. The "touch up" painting of these surfaces that may be necessary after the stripping process is completed is excluded from the scope of this proposal.
- 7) In order to cover the window and other openings on the building, plastic may be stapled onto the wood frames (if any) around the openings. This will leave small staple holes in the wood frames after the staples are removed. It is beyond the scope of this proposal to repair these small holes.
- 8) The glass window surfaces will be rinsed with fresh clear water after the surrounding brick surfaces are cleaned. The detail "squeegee cleaning" of the windows is excluded from the scope of this proposal.
- 9) On older buildings such as this one, on occasion, some water from the stripping process may intrude into the interior of the building through cracks, voids, ineffective caulk, below grade foundations, window and door frames etc.. It is the responsibility of the customer to notify ABSTRACT in advance of areas where this may have occurred in the past. It is also the responsibility of the customer to move all item no less than 4 feet away from all windows and doors, and completely out of basement areas where the potential for water intrusion exists. The customer agrees to hold ABSTRACT harmless and not liable for any damage done to the property as a result of interior water intrusion.
- 10) The intent is to strip the paint and clean the underlying masonry using the gentlest means possible so as to not damage the historic masonry. Excessive water pressure and/or too concentrated stripping or cleaning solution could damage the masonry. Therefore, it is agreed and understood that the paint will be stripped, and /or the masonry will be cleaned only to the point that if greater water pressure and/or too concentrated stripping or cleaning solutions were used that it would pit, discolor or otherwise damage the masonry. This means that on occasion, there may be some areas on the building that are so severely stained that they will not clean up 100%.
- 11) On rare occasion, there may be plaster, cement, lime, caulk, tar, unusual paint or other similar materials under, or between the layers of paint, that the chemical paint stripper will not react upon or strip off. Removal of these materials are considered unforeseen conditions and are excluded and beyond the scope of this proposal. If they are discovered during the paint stripping process, ABSTRACT will inform the customer of such and perform some testing (at ABSTRACT'S expense and cost), in order to determine the most effective method of removing them, and then provide the customer with a cost proposal to do so.
- 12) On rare occasion, the brick, stone or mortar may contain soluble salts. As the masonry is drying out following the stripping and / or cleaning process, these salts may manifest themselves on the face of the masonry in the form of a white powdery substance commonly known as efflorescence. Removal of efflorescence is considered an unforeseen condition and is excluded and beyond the scope of this proposal. If efflorescence appears after the paint stripping and cleaning processes, ABSTRACT will inform the customer of such and perform some testing (at ABSTRACT'S expense and cost), in order to determine the most effective method of removing them, and then provide the customer with a cost proposal to do so.
- 13) This proposal is priced on the assumption that the masonry cleaning, paint stripping, repair and sealing will be scheduled by the customer to occur *before* any demolition, stucco work, window installation, gutter work, landscaping, painting, roofing or similar work is performed on the exterior surfaces of the building.
- 14) Due to the age and existing condition of the masonry, some of the existing unsound mortar may be fall out during the cleaning process. This proposal specifically excludes masonry repair, caulking and repointing
- 15) It is the responsibility of the building owner to obtain a building permit from the city.
- 16) Anything not specifically included in the above scope of work is specifically excluded.

The above work is to be completed in a workmanlike manner for the sum of:

\$58,280

Payment(s) to be made as follows:

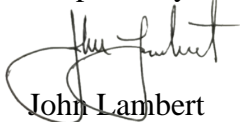
Progress payments equal to the total percentage of completion may be provided to the customer approximately every 2 - 3 weeks. Payment due in full within 14 days of invoice date.

If payment is not received by Abstract as indicated above, Abstract reserves the right to stop work.

Customer agrees to allow Abstract Masonry Restoration, Inc. to place a small yard sign containing their company logo and contact information etc. in the yard of the subject property while the work is being performed

This proposal may be withdrawn by Abstract Masonry Restoration, Inc. if not accepted within 14 days from the date of this proposal. If accepted by the customer after that date, the prices in this proposal are subject to increase due to potential increases in fuel, material, labor and / or other costs.

Respectfully submitted via email by:



John Lambert
Founder / President
Abstract Masonry Restoration, Inc.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are accepted. You are authorized to do the work as specified and payment(s) will be made as outlined above.

A penalty service charge or a finance charge of 2% per month, which is an annual rate of 24%, will be charged on the unpaid balance of all past due invoices. The minimum monthly charge is \$15.00. In addition, customer agrees to pay all costs incurred in collecting the unpaid balance, including court costs and attorney's fees.

Signature _____ Date _____



To Whom it May Concern,

Included with this statement is the feasibility report and bid to remove the exterior paint of our property, The Arches. John Lambert of Abstract Masonry Restoration describes a largely successful sample removal of the paint on a flat unobstructed surface. However, it is not without compromise to the brick, noting in his report that, “while the paint can be successfully removed, the single greatest challenge is doing it without pitting or otherwise damaging the mortar”. The bid shows the success as a 98% removal of the paint. This leaves 2% even through the most exhaustive effort by one of the most qualified masonry experts in the nation. The \$58,250 bid for removing will be financially taxing to the ownership leaving no funds to maintain the property on a whole. To put this bid into perspective, in the past 12 months, after paying only monthly bills and the mortgage, we have a gross profit of roughly \$15,000, more than \$43,000 short of the bid with no acceptable sources of credit to rely on. The “profit” does not include any non-routine maintenance that is required for the property.

Our mission is to improve the buildings we invest in and the lives of those who call our apartment buildings home. During our initial renovation at The Arches, we restored the original mailboxes, exterior lighting fixtures, along with keeping and restoring the front doors that we felt provided historical significance to the building. We are eager to begin restoration on three nationally registered historic buildings located downtown, The Lincoln Arms, The Bigelow, and The Chapman that will include both market rate and affordable units. This kind of penalty puts us at risk of losing investors, therefore the ability to complete these types projects despite a proven track record of proactively working with state and federal agencies involved in the preservation of historic properties.

In our previous hearing on this matter, we explained our misinterpretation of the historic district’s overlay guidelines as it relates to painting exteriors. We would like to restore historic components of the property, including the “Jo An” sign and the sandstone door surrounds as a means of curing this issue, as they bestow a sense of place to the neighborhood.

We would like to be part of the solution and play a part in spreading the word so that owners are aware of what they can and cannot do to their buildings. Possibly through some form of user-friendly online database or semi-annual letters reminding owners of their responsibilities as stewards of their buildings. We appreciate your time and look forward to resolving this in a positive manner for all of us dedicated to preserving a sense of place in the Salt Lake City community.

Sincerely,

Preserve Partners

2019 S Main St, Ste 2

Salt Lake City, UT 84115

HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property: **Jo An Apartments** Twnshp _____ Range _____ Section: _____
Address: 171-177 W. 300 North UTM: _____
City, County: Salt Lake City, Salt Lake County USGS Map Name & Date: _____
Current Owner Name: Conference Center Apartments LLC Salt Lake City North, 1998
Current Owner Address: 239 E. South Temple, SLC, Utah 84111 Tax Number: 08 – 36 – 404 – 001
Legal Description (include acreage): COM AT NW COR LOT 5 BLK 104 PLAT A SLC SUR S 61 FT E 115 FT N 61 FT; W 115 FT TO BEG. (0.16 ACRES)

2 STATUS/USE

<u>Property Category</u>	<u>Evaluation</u>	<u>Use</u>
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> eligible/contributing	Original Use: Domestic – multiple dwelling
<input type="checkbox"/> structure	<input type="checkbox"/> ineligible/non-contributing	
<input type="checkbox"/> site	<input type="checkbox"/> out-of-period	Current Use: Domestic – multiple dwelling
<input type="checkbox"/> object		

3 DOCUMENTATION

<u>Photos: Dates</u>	<u>Research Sources (check all sources consulted, whether useful or not)</u>	
<input type="checkbox"/> slides:	<input checked="" type="checkbox"/> abstract of title	<input checked="" type="checkbox"/> city/county histories
<input checked="" type="checkbox"/> prints: 2006	<input checked="" type="checkbox"/> tax card & photo	<input type="checkbox"/> personal interviews
<input type="checkbox"/> historic:	<input checked="" type="checkbox"/> building permit	<input checked="" type="checkbox"/> USHS Library
	<input type="checkbox"/> sewer permit	<input checked="" type="checkbox"/> USHS Preservation Files
<u>Drawings and Plans</u>	<input checked="" type="checkbox"/> Sanborn Maps	<input type="checkbox"/> USHS Architects File
<input type="checkbox"/> measured floor plans	<input type="checkbox"/> obituary index	<input checked="" type="checkbox"/> LDS Family History Library
<input checked="" type="checkbox"/> site sketch map: Sanborn Map	<input checked="" type="checkbox"/> city directories/gazetteers	<input type="checkbox"/> local library:
<input type="checkbox"/> Historic American Bldg. Survey	<input type="checkbox"/> census records	<input checked="" type="checkbox"/> university library(ies): Marriott Library
<input type="checkbox"/> original plans available at:	<input type="checkbox"/> biographical encyclopedias	University of Utah
<input checked="" type="checkbox"/> other: footprint from tax card, 1951	<input checked="" type="checkbox"/> newspapers	

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

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

[Ancestral File]. Available online at the Family Search website (www.familysearch.org).

Carter, Thomas and Peter Goss, *Utah Historic Architecture, 1847-1940: A Guide*, Salt Lake City, Utah: University of Utah Press, 1988.

Polk Directories, Salt Lake City, 1950-2003. Published by R.L. Polk & Co. Available at the Utah State Historical Society and the Marriott Library, University of Utah.

Salt Lake City Building Permit Cards and Register. Available at the Salt Lake City and Utah History Research Center.

[*Salt Lake County Tax Assessor's Cards and Photographs*]. Available at the Salt Lake County Archives.

[*Salt Lake County Title Abstracts*]. Available at the Salt Lake County Recorder's Office.

Salt Lake Tribune.

Sanborn Fire Insurance Maps for Salt Lake City, 1950, 1969, and 1986. Available at the Utah State Historical Society and the Marriott Library, University of Utah.

[*Utah State Historical Society Burials Database*]. Available online at Historical Society's website.

Researcher/Organization: Korral Broschinsky, Preservation Documentation Resource

Date: 2006

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: Modified Apartment Block A (Horizontal) / Modern No. Stories: 2.5

Foundation Material: Concrete Wall Material(s): Brick with flagstone accents

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 Jo An Apartments block is a two and one-half story brick building located at 171-177 W. 300 North.¹ The 11-unit apartment block was built in 1951 and faces north at the corner of 300 North and 200 West. The building measures 82.5 feet by 30 feet. The wide façade is symmetrically with two projecting entrances. It is a modified version of the horizontal Apartment Block A, which is characterized by a wide primary elevation with multiple entrance, but only one unit deep.² The Jo An Apartments was designed and built by William G. Litchfield.

With flat planes and a low-slope hipped roof (covered in asphalt shingles) that appears nearly flat, the apartment block is Modern in style. The block sits on a concrete foundation. It is constructed of red striated brick laid in a running bond with flush (white-colored) mortar joints. The building's main decorative elements are found by the projecting entrances. The main floor of the entrance wings is faced with flagstone. The upper portion has an inset of glass block to light the stairwells. The original 3/4-glass doors with metal crossbars are still extant. There is a small metal cantilevered roof sheltering the concrete stoops and upper stairs. Wrought-iron rails are mounted on the steps. The windows are a combination of fixed and casements in aluminum frame. The lintels and sills are brick. The secondary elevations are relatively plain. There is a large centrally placed brick chimney stack.

On the interior, the Jo An Apartments has two entrance foyers and interior stairwells corridors similar to older apartment blocks (type A). The eleven units are divided between the three floors with a laundry room in the basement. There is a concrete parking area along the south property line. The front and side yards are landscaped with lawn and shrubbery. There are sidewalks leading to the two north entrances. There are two small trees flanking the east entrance, and mature deciduous trees in the parking strips. A notable feature of the property is the original neon, blade sign mounted to the southwest corner of the building.

The Jo An Apartments building is located just south of the National Register-listed *Capitol Hill Historic District*, and within the Salt Lake landmark *Capitol Hill Historic District*. The building was not considered an eligible building when the districts were established in 1982 and 1984 respectively. Since that time it has become a contributing building in its eclectic Salt Lake City neighborhood.

5 HISTORY

Architect/Builder: William G. Litchfield, builder

Date of Construction: 1951

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 checked="" 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 checked="" type="checkbox"/> Social History
<input 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 checked="" type="checkbox"/> Community Planning & Development	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Military	
<input type="checkbox"/> Conservation		<input type="checkbox"/> Performing Arts	

¹ Today's 300 North was known as Second North or 2nd North until 1972.

² Thomas Carter and Peter Goss, *Utah Historic Architecture, 1847-1940: A Guide*, (Salt Lake City, Utah: University of Utah Press, 1988): 83.

5 HISTORY

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.

The land at the southwest corner of 300 North and Quince Street in Salt Lake City was part of the original holdings of pioneer George Morris. By the turn of the twentieth century the site of the future apartment building was an adobe house facing 200 West. The property was obtained by Joseph and Rose H. Baumgarten. Joseph Baumgarten, a real estate agent and developer, had the adobe house and outbuildings razed. He built a frame duplex in 1908 at the east end of the property (163-165 W. 300 North). The corner portion of the property remained empty for many years. Between 1935 and 1946, the property changed hands three times finally being acquired by Frank R. and Zella L. Roberts in August, 1946. On December 4, 1950, a Salt Lake City building permit was issued for the construction of a "three story brick (33-room) apartment and garage" to be built at an estimated cost of \$45,000.³ Zella Roberts' brother, William G. Litchfield was listed as both the co-owner and builder. Zella Matilda Litchfield and William Glenn Litchfield were born in Goshen, Utah, in 1885 and 1896 respectively. Zella and Frank E. Roberts were living in Salt Lake City, as the owners and managers of an apartment block by the 1930s. Zella R. Roberts took out a mortgage on the property in July 1951 for \$20,000.

The first occupants of the Jo An Apartments appear in the 1952 Polk directory for Salt Lake City. Twelve unit numbers were listed with two vacancies. The occupations of the husbands, except where noted, are given in parenthesis:

- 1) Gerald & Shirley C. Martin (research University of Utah)
- 2) Noel R. Young (student)
- 3) Hamilton G. & Edna S. Park (columnist)
- 4) Frank J. & Eva Florian (salesman, Addressograph Sales Agency)
- 5) Robert L. & Corrinne Mount (reporter, Tribune-Telegraph)
- 6) vacant
- 7) Clark & Helen E. Owen (salesman, A. J. Elggren & Sons Co., food brokers)
- 8) Dean & Norma J. PapaDakis (teacher, public school)
- 9) Max W. & Mary E. Happy (Mary worked at a Craven Confections)
- 10) Edison C. (Jr.) & Harriet L. Bricker (agent)
- 11) vacant
- 12) Anders Nielsen (salesman)

The residents include eight married couples and two single women. Their occupations represent the variety of employment available to working-class families living near downtown Salt Lake in the 1950s. Two have university connections, two were journalists, three were salesman, with one agent and one teacher. Only Mary Happy has a service industry job. The employment sample appears to be more "white-collar" than other renters in the area in older buildings.

The Jo An Apartments represent the physical transformation the building's west Capitol Hill neighborhood in the 1950s. While many older homes had been converted to rental units beginning in the 1920s, by the early 1950s, numerous older buildings were torn down to make way for residences designed specifically as multi-family housing. The Jo An Apartments was one of the earliest large-scale apartment blocks in the area. Although modern in appearance, the building was designed with many features (e.g. interior foyer and stairs) of an earlier generation of urban apartments in Salt Lake City.

³ The garage does not appear to have been constructed, probably because of the constricted site.

6 PHOTOGRAPH

2006, Camera facing southeast.

