



# 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](mailto: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.

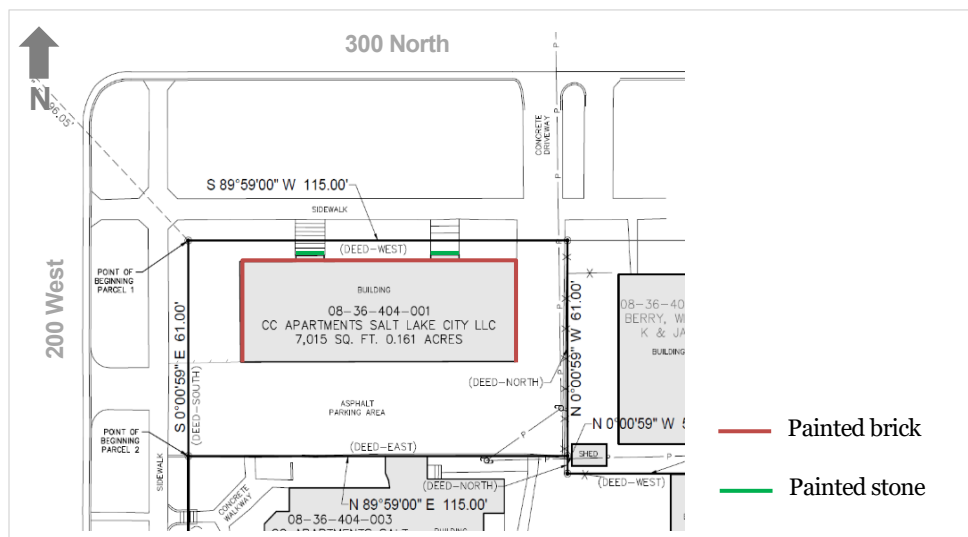


Image 2 – Site plan showing where paint was applied



*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**

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*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**

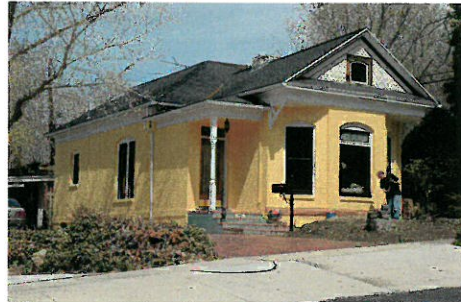
Address/ Property Name	Eval./ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
257 N 200 WEST	B	0/0 2	1898	REGULAR BRICK	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	06	FLAT ROOF
264 N 200 WEST	D	0/0  2.5	1972	ALUM./VINYL SIDING	MODERN: 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

?=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



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

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158 W 300 North  
D



160 W 300 North  
B



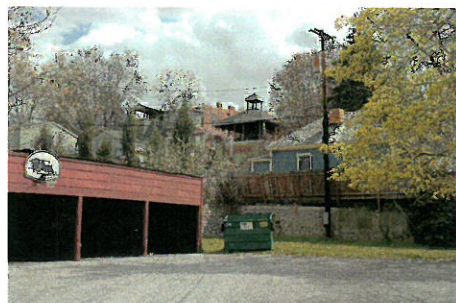
163-165 W 300 North\*  
B



171-177 W 300 North\*  
B



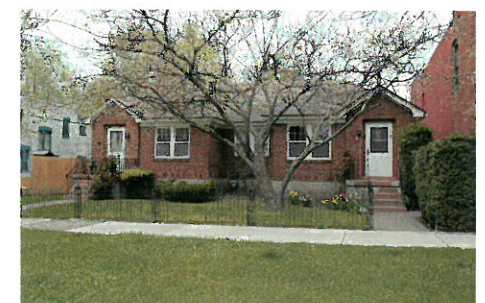
180 W 300 North  
B



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
		1.5						
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
		2						
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
		1						
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

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## **ATTACHMENT D: Application Materials**

## **The Arches North Apartments**

**171-177 W 300 N**

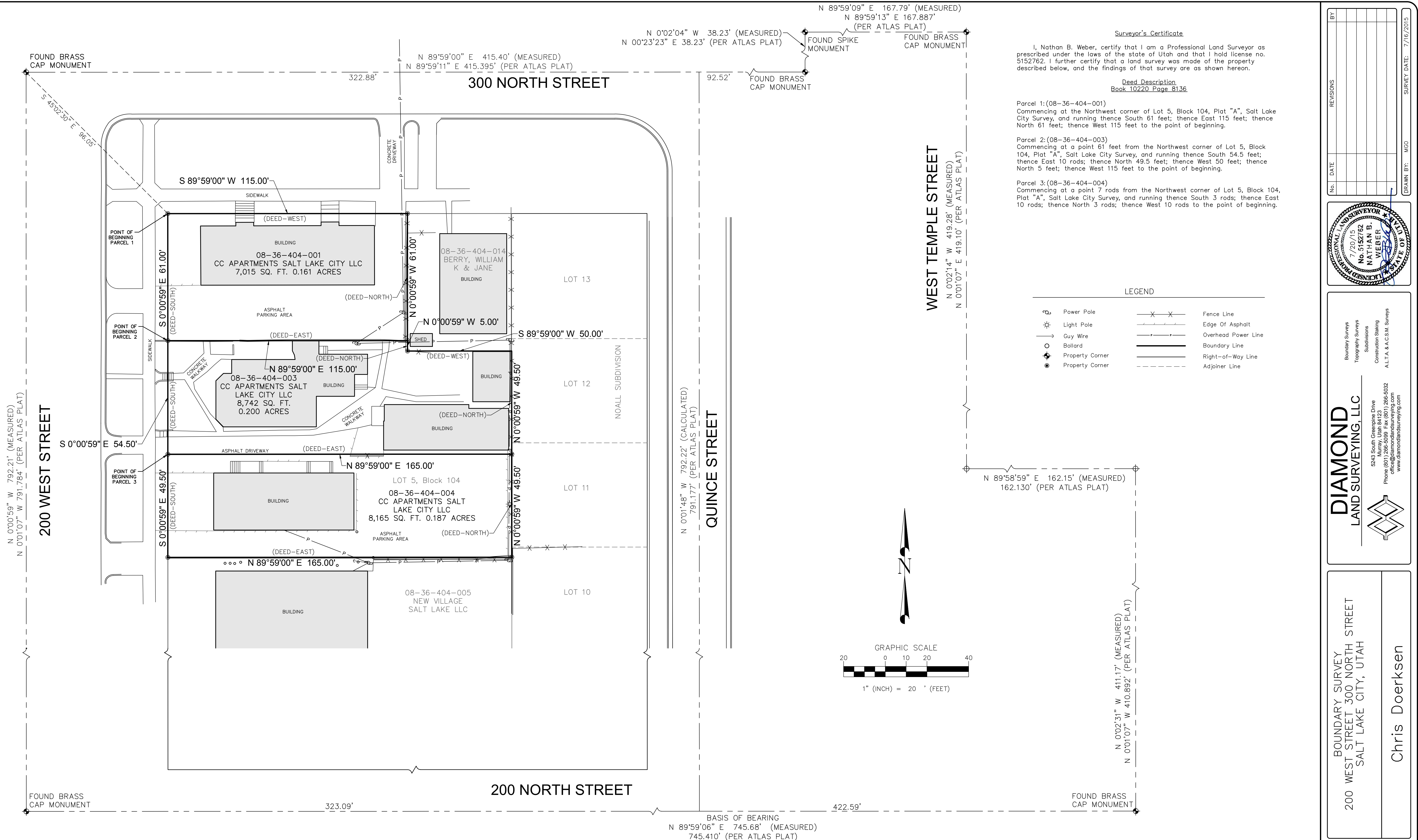
**Salt Lake City, UT 84103**

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

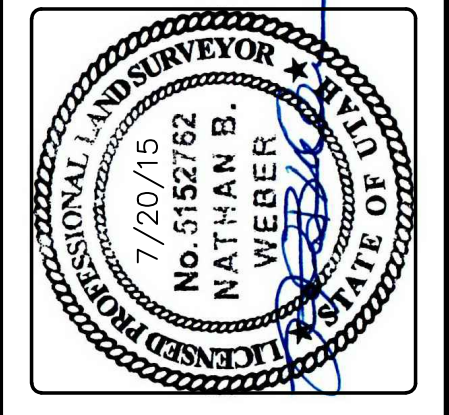
**Parcel 1:**(08-36-404-001)  
 Commencing at the Northwest corner of Lot 5, Block 104, Plat "A", Salt Lake City Survey, and running thence South 61 feet; thence East 115 feet; thence North 61 feet; thence West 115 feet to the point of beginning.

**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.

NO.	DATE	REVISIONS

NO. DATE REVISIONS



**DIAMOND LAND SURVEYING, LLC**  
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 office@diamondlandsurveying.com  
 www.diamondlandsurveying.com

Boundary Surveys  
 Topographic 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.

ALL REPORTS, DESIGNS, FIELD DATA, FIELD NOTES, DRAWINGS, SPECIFICATIONS, CALCULATIONS, ESTIMATES OR ANY REPRESENTATION CONTAINED HEREON ARE THE SOLE PROPERTY OF DIAMOND DESIGN AND LAND SURVEYING UNLESS PREVIOUSLY ESTABLISHED BY PRECEDENCE OR WRITTEN AGREEMENT.

DATE PLOTTED 7/20/15

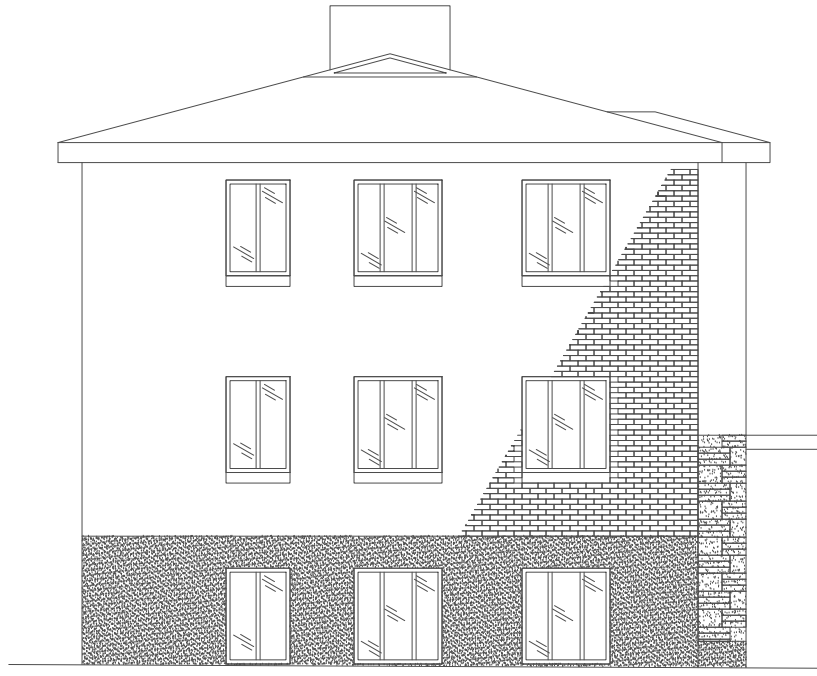
JOB No. 15-088

SHEET

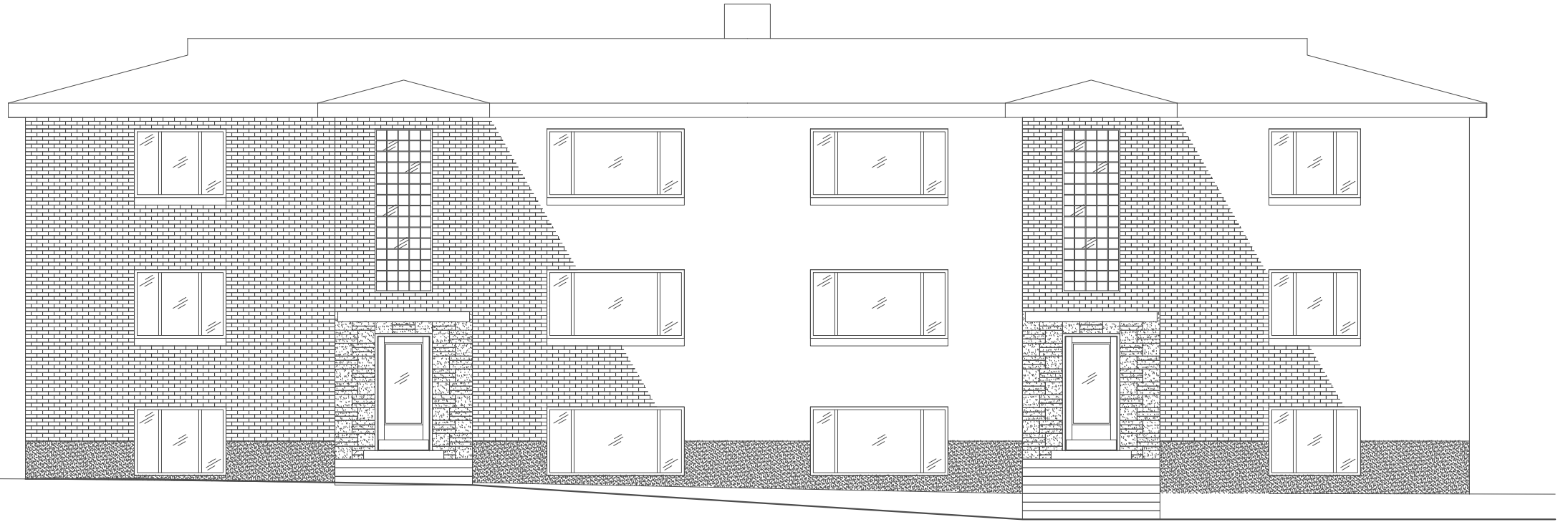
**1** OF **1**

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

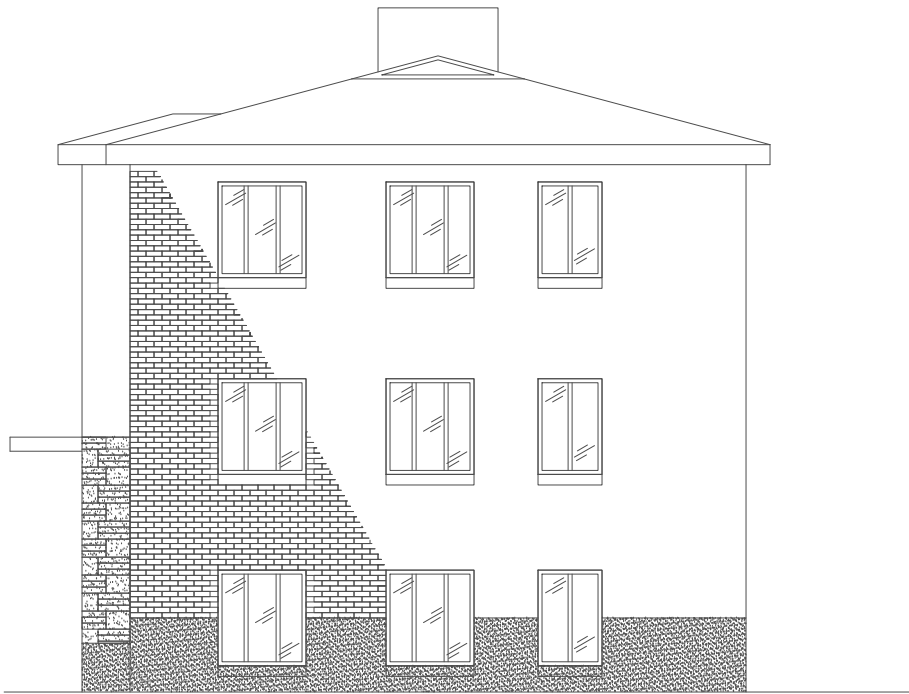
DRAWN BY: MGO SURVEY DATE: 7/16/2015



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><b>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;</b></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><b>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;</b></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><b>Does not comply</b></p>
<p><b>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;</b></p>	<p>The proposed work does not involve such alterations.</p>	<p>Not applicable</p>
<p><b>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</b></p>	<p>The proposed work does not involve such alterations.</p>	<p>Not applicable</p>

<p><b>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</b></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><b>Does not comply</b></p>
<p><b>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;</b></p>	<p>The scope of work does not include the repair of any deteriorated architectural features.</p>	<p>Not applicable</p>
<p><b>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;</b></p>	<p>Paint is a physical treatment that could damage the historic brick and sandstone of this building.</p>	<p><b>Does not comply</b></p>
<p><b>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;</b></p>	<p>The proposed work does not involve such alterations.</p>	<p>Not applicable</p>

<p><b>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;</b></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><b>Does not comply</b></p>
<p><b>10. Certain building materials are prohibited including the following:</b></p> <p><b>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</b></p>	<p>The project does not involve the direct application of aluminum, asbestos, or vinyl cladding.</p>	<p>Complies</p>
<p><b>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.</b></p>	<p>The project does not involve changes to or any new signage.</p>	<p>Not applicable</p>



# **ATTACHMENT F: Applicable Design Guidelines**

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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**

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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

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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