



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Caitlyn Tubbs, Principal Planner
(3858)-315-8115 or caitlyn.tubbs@slcgov.com
Date: December 2, 2021
Re: PLNHLC2021-00458 – Painted Brick Façade 1253 East 100 South

Minor Alteration

PROPERTY ADDRESS: 1253 East 100 South
PARCEL ID: 16-05-228-014-0000
HISTORIC DISTRICT: University
ZONING DISTRICT: R-2 Residential & H Historic Preservation Overlay District
DESIGN GUIDELINES: Residential Design Guidelines (Building Materials and Finishes)

REQUEST: This is a request by Terrance Stephens, the property owner, to approve paint on masonry building located at approximately 1253 East 100 South. The matter is being referred to the Historic Landmark Commission for a decision because Staff concludes that the paint work, which has already been completed, does not comply with standards of review and adversely affects the historic structure. The building is considered contributing to the character and integrity of the University Local Historic District.

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

ATTACHMENTS:

- A. Vicinity 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 February 2019, 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 the facade of the single-family building located at approximately 1253 East 100 South. The building is a vernacular Victorian architectural style and is constructed primarily of masonry. The property owner has applied paint to all facades of the building and has been working with Civil Enforcement to come into compliance. The south facades front along 100 South, a public street. The eastern and western facades are also visible from the 100 South right of way.



Image 1 – Front (south) façade of the building after paint work was completed.

SITE CONDITIONS & CONTEXT:

The subject property contains one historically contributing single-family building. The building is predominantly brick on all facades. 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 constructed of brick.

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 sandstone color of the brick is a predominant element of this building. It reflects the traditional masonry construction of historic buildings in the district and contributes to the historic character of the neighborhood.

Historic 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 material on most historic homes 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 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. [Attachment F](#) shows that the Residential Design Guidelines discourages the paint of masonry while providing specific guidelines for the preservation of the material.

The Applicant asserts the home was traditionally painted and provided a photograph (image right) of the building. The date at which this photograph was taken is unknown and other survey materials of the University district and the property show unpainted brick. Google Street View imagery also show the home as being unpainted up until 2019. Between 2019 and present day there are no Google Street View images available.



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: Vicinity Map

Vicinity Map



ATTACHMENT B: Building Photographs



Image 3: Historic photograph of home as viewed from 100 South looking north (courtesy Salt Lake County Archives)



Image 2: Undated photograph of subject property courtesy of Applicant.



Image 4: Google Street View imagery of subject property showing unpainted brick.



Image 5: July 2015 Google Street View imagery of subject property showing unpainted brick.



Image 6: May 2016 Google Street View imagery of subject property showing unpainted brick.

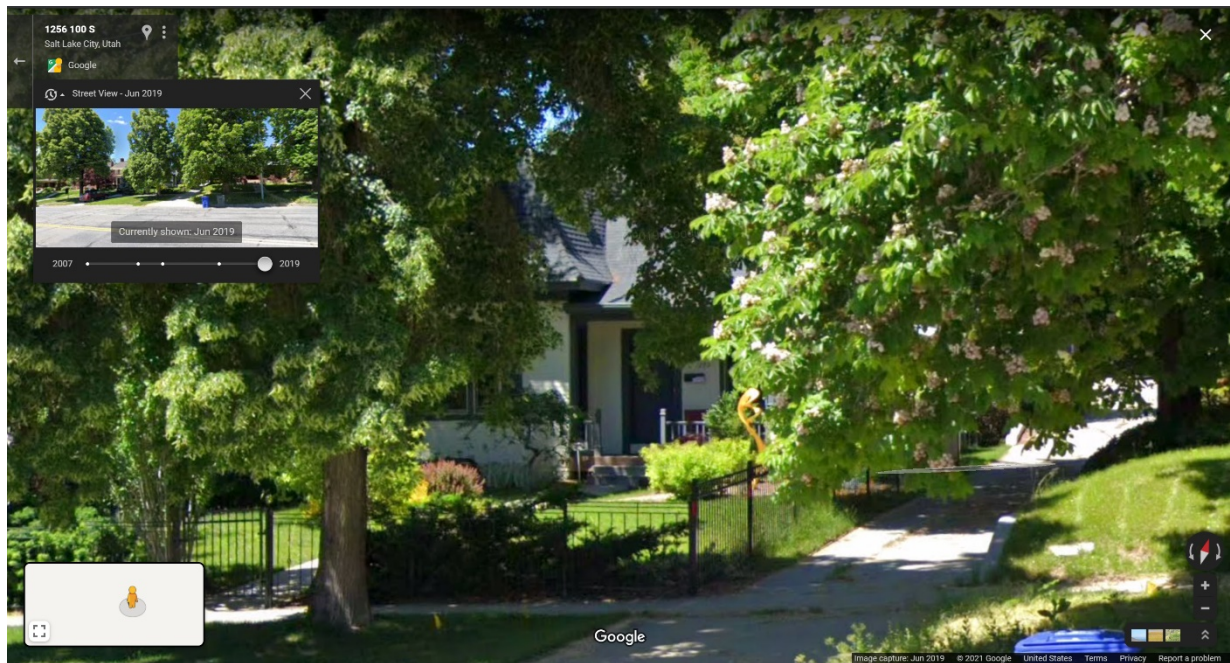
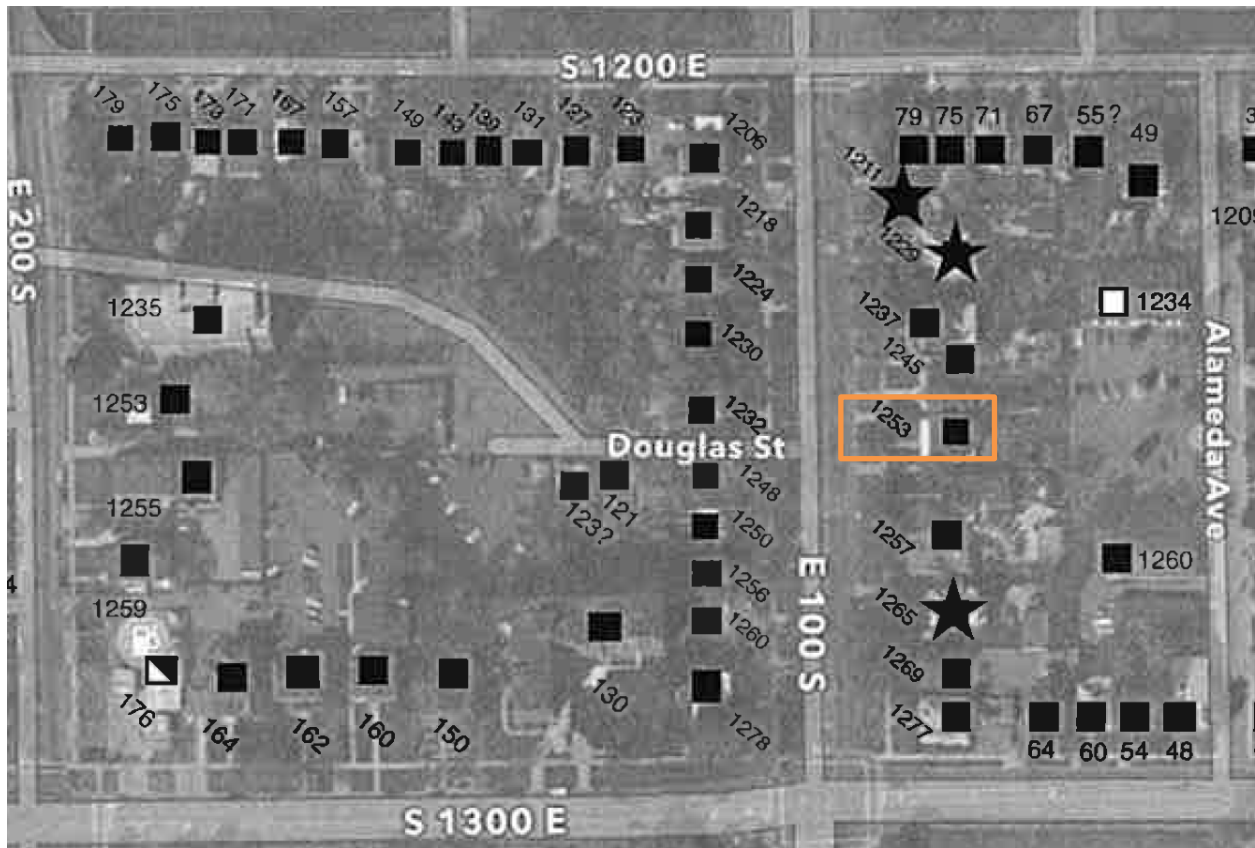


Image 7: June 2019 Google Street View imagery of subject property showing painted brick and modified front porch.

ATTACHMENT C: Historic Survey Information



ATTACHMENT D: Application Materials

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 1891 as a single-family dwelling. The applicant is proposing to continue using it as a single-family home.</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 by sealing in moisture and limiting the breathability of the brick</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 sandstone color of the brick 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 by changing the breathability and permeability, creating moisture problems, and inviting mold</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 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 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 November 19, 2021.
- Public hearing notice posted on City and State websites on November 19, 2021.
- Sign posted on the property on November 19, 2021.

Public Comments:

No public comments have been received thus far.