



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission  
From: Nannette Larsen, Senior Planner, 801-535-7645 or [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com)  
Date: January 6, 2022  
Re: PLNHLC2021-00712 – Ardmore Painted Masonry

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## ARDMORE – MINOR ALTERATION

**Property Address:** 239 West Ardmore

**Parcel IDs:** 08-36-256-009

**Historic District:** Capitol Hill

**Zoning District:** SR-1A (Special Development Pattern Residential)

**Design Guidelines:** A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City

**REQUEST:** This is a request by Roxy Chamochumbi, representing the property owner, to approve paint on the masonry residential building located at 239 West Ardmore Place. The matter is being referred to the Historic Landmark Commission for a decision as Staff concludes that the paint work already completed does not comply with standards of review and adversely affects 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:

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- A. [Applicant Submittal and Information](#)
- B. [Context Map](#)
- C. [Building Photos](#)
- D. [Historic Survey Information](#)
- E. [Analysis of Standards for Minor Alteration in a Historic District](#)
- F. [Applicable Design Guidelines](#)
- G. [Public Process and Comments](#)

### PROJECT DESCRIPTION:

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This property is currently in noncompliance with Salt Lake City regulations because the proposed painted masonry work has already been completed without the required Certificate of Appropriateness

issuance. Salt Lake City Civil Enforcement sent to the property owner a notice of violation in May 2021, 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.

The proposal is a request to maintain the exterior paint recently applied to facades of the single-family house located at approximately 239 W. Ardmore PL. The building is an early ranch style house with one and a half floors above grade. The façade of the structure is roman brick style with a front entry that faces Ardmore Place.



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



*Image 2 – Building after paint was applied*

## **SITE CONTEXT:**

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The subject property contains one historically contributing single-family building. The Reconnaissance Level Survey (RLS) for the Capitol Hill Local Historic District indicates that the building was constructed in 1956 and is an example of Early Ranch architecture style. The building is dominantly brick on all facades of the house.

The street the subject house faces is Ardmore Place. Ardmore Pl. is a mid-block street and is exclusively residential in nature. The streetscape includes both multi-family and single-family dwellings. The other structures along Ardmore Pl. are also either rambler ranch with regular style brick or early ranch with roman style brick, one structure has an aluminum façade material though it also is contributing to the local historic district. All the single-family houses along Ardmore Pl. are contributing to the Local Historic District, the multi-family structures on Ardmore Pl. are not contributing. No other structure along Ardmore Pl. has a façade of painted brick.

## **KEY CONSIDERATIONS:**

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The key considerations listed below have been identified through the analysis of the project.

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

### **Consideration 1 – Masonry that was not painted traditionally should not be painted**

The design guidelines within the Preservation Handbook for residential neighborhoods emphasize the importance of preserving brick in historic neighborhoods. Masonry is described as, “one of the most important character-defining features of a historic building”. The guidelines go into depth explaining the importance of the contrast of the darker brick material and lighter mortar in creating the historic character in local districts. While painted mortar is not the focus of this review, as the material is expected to deteriorate over time, the guidelines encompass maintaining the characteristics of the historic mortar. This includes the profile, characteristics, and color. The overall appearance of the building material, encompassing the patterning of the brick, the choice of cut of the brick, and the thickness of the mortar creates a distinctive character that is relative to its time. The structure located at 239 W Ardmore Pl includes a roman style brick characterized by the shape of the brick, its size, mortar thickness, and color. 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 early ranch homes in the district and contributes to the historic character of the neighborhood.

The City’s adopted historic guidelines consistently discourages the use of paint on masonry that was not traditionally painted. The Residential Design Guidelines addresses building materials and finishes in Chapter 2. Page 1 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.”*

It also emphasizes that:

*“Painting traditional masonry will obscure and may destroy its original character.”*

There are a number of other statements in the design guidelines that encourage maintaining the original appearance and preserving the integrity of the brick, *“Painting brick or stone is rarely if ever*

warranted to enhance water resistance. Rather, it tends to seal moisture into the wall, hastening deterioration”. And even deters the painting of original masonry walls or retaining walls, “Painting a historic masonry retaining wall, or covering it with stucco or other cementitious coating, is usually inappropriate”.

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

## **DISCUSSION:**

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Staff has found that allowing the paint to remain on this contributing structure located at 239 West Ardmore Place is contrary to the Historic Design Guidelines and the paint that was applied to all of the facades on the contributing house should be removed.

## **NEXT STEPS:**

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### **Minor Alteration Denial**

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.

### **Minor Alteration Approval**

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: APPLICANT SUBMITTAL AND  
INFORMATION**

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# HP: Minor Alterations

SALT LAKE CITY PLANNING

## OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
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Project Name:

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: Minor alteration on my front/exterior painting color

Address of Subject Property: 239 Ardmore place Salt Lake City UT 84103

Name of Applicant: Roxy Chamocho	Phone: [REDACTED]
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Address of Applicant: 239 Ardmore Place Salt Lake City UT 84103

E-mail of Applicant: [REDACTED]	Cell/Fax:
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Applicant's Interest in Subject Property:

Owner     Contractor     Architect     Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:	Phone:
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➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

## AVAILABLE CONSULTATION

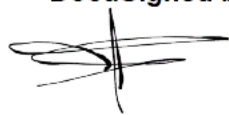
➔ Planners are available for consultation prior to submitting this application. Please email if [historicpreservation@slcgov.com](mailto:historicpreservation@slcgov.com) if you have any questions regarding the requirements of this application.

## WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the Citizen Access Portal. There is a step-by-step guide to learn how to submit online.

## SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	DocuSigned by: 	Date: Jul-09-2021
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## SUBMITTAL REQUIREMENTS

Staff Review

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>1. Project Description</b> (please attach additional sheet electronically) Written description of your proposal (Re-roofs only require current picture and description, no google images please) |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>2. Drawings to Scale</b>   |
| <input type="checkbox"/> | <input type="checkbox"/>            | A digital (PDF) copy  |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>a. Site Plan</b>   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see <i>Site Plan Requirements</i> flyer for further details)                     |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>b. Elevation Drawing</b>   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Detailed elevation, sections and profile drawings with dimensions drawn to scale of the area of change.   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Show section drawings of windows, doors, railings, posts, porches, etc. if proposed also show type of construction where applicable.  |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>3. Photographs</b>   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Historic photographs of existing building/s (if available)  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Current photographs of each side of the building  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Close up images of details that are proposed to be altered  |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>4. Materials</b>   |
| <input type="checkbox"/> | <input type="checkbox"/>            | List of proposed materials  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Provide samples and/or manufactures brochures were applicable   |

## INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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 I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

# **ATTACHMENT B: CONTEXT MAP**



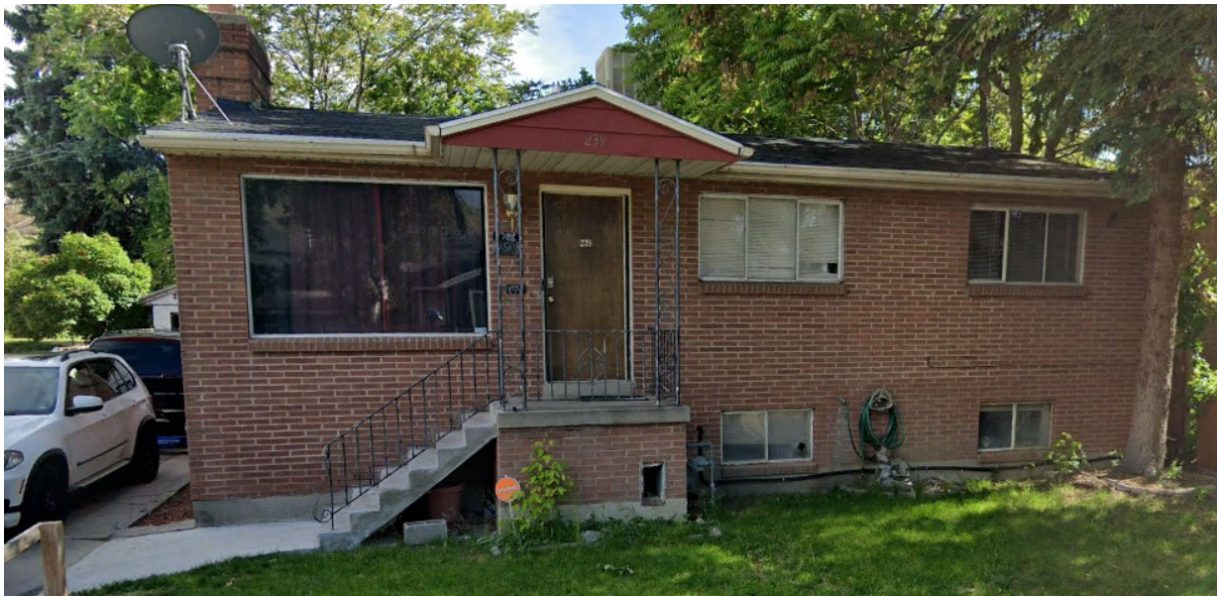


## **ATTACHMENT C: BUILDING PHOTOGRAPHS**

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*View of House Before Brick was Painted, from Ardmore Place South/West Perspective*



*View of House Before Brick was Painted, from Ardmore Place South Perspective*



*View of House After Paint Applied, South/West Perspective from Ardmore Place*



*View of House After Paint Applied, South/East Perspective from Ardmore Place*



*View of House After Paint Applied, Rear Facade*

# **ATTACHMENT D: HISTORIC SURVEY INFORMATION**



144 W Apricot Avenue  
B



520 N Arctic Court  
B



528 N Arctic Court  
B



224 W Ardmore Place  
B



237 W Ardmore Place  
B



239 W Ardmore Place  
B



240 W Ardmore Place  
B

ARCTIC COURT



515 N Arctic Court  
B

ARDMORE PLACE



221 W Ardmore Place  
D

### 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
144 W APRICOT AVENUE BATLEY, LOUIE PLATTS, HOUSE	B	0/0 1	c. 1892	REGULAR BRICK	VICTORIAN ECLECTIC	CROSSWING SINGLE DWELLING	06 05 N05	
515 N ARCTIC COURT POULTON, ARNOLD & NETTIE,	A	0/0 1	c. 1906	DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	SHOTGUN SINGLE DWELLING	06 01	ENTRANCE ON SIDE; TO BE DEMOLISHED 2006 N05A
520 N ARCTIC COURT JONASSON, JOHAN FREDRICK,	B	0/1 1	c. 1891	ASBESTOS SIDING	VICTORIAN: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	06 80	N05A
528 N ARCTIC COURT SOPER, AMELIA ANN, HOUSE	B	1/0 1	c. 1907	REGULAR BRICK	VICTORIAN ECLECTIC	FOURSQUARE (BOX) SINGLE DWELLING	06 80	DUPLEX N05A
221 W ARDMORE PLACE	B	0/2 1	1961	REGULAR BRICK	RANCH/RAMBLER (GEN.)	RANCH / RAMBLER SINGLE DWELLING	06 05	YEAR BUILT, TAX RECORD: 1961 N05
224 W ARDMORE PLACE	B	0/0 1	1959	STRIATED BRICK	RANCH/RAMBLER (GEN.)	RANCH WITH GARAGE SINGLE DWELLING	06 05	YEAR BUILT (TAX RECORD): 1959 N05
237 W ARDMORE PLACE	B	/ 1.5	1956	ROMAN BRICK	EARLY RANCH (GEN.)	EARLY RANCH / SINGLE DWELLING	06 05	YEAR BUILT (TAX RECORD): 1956 N05
239 W ARDMORE PLACE	B	1/0 1	1956	ROMAN BRICK	EARLY RANCH (GEN.)	EARLY RANCH / SINGLE DWELLING	06 05	YEAR BUILT (TAX RECORD): 1956 N05
240 W ARDMORE PLACE	B	0/0 1	1945	ALUM./VINYL SIDING	EARLY RANCH (GEN.)	EARLY RANCH WITH SINGLE DWELLING	06 05	1940s FRAME COTTAGE 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



245 W Ardmore Place  
B



246 W Ardmore Place  
D



252 W Ardmore Place  
D



262 W Ardmore Place  
B

BALTIC COURT



446-448 N Baltic Court  
B



458? N Baltic Court  
B (aka 461 N 200 West)

BISHOP PLACE



235 W Bishop Place  
B



237? W Bishop Place  
B (rear)



243 W Bishop Place  
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
245 W ARDMORE PLACE	B	0/1	c. 1959	OVERSIZED BRICK	RANCH/RAMBLER (GEN.)	RANCH / RAMBLER SINGLE DWELLING	06 80	N05A
246 W ARDMORE PLACE	D	0/0	c. 1965	STRIATED BRICK WOOD:OTHER/UNDEF.	LATE 20TH C.: OTHER	OTHER APT./HOTEL MULTIPLE DWELLING	06 80	N05A
252 W ARDMORE PLACE	D	0/0	c. 1980	REGULAR BRICK	LATE 20TH C.: OTHER	BOXCAR APT. MULTIPLE DWELLING	06	ASSOCIATED WITH SIMILAR BLDG ON 253 W 400 NORTH
262 W ARDMORE PLACE	B	0/0	c. 1938	ASBESTOS SIDING	MODERN: OTHER	OTHER APT./HOTEL	06	262-264; PARCEL ADDRESS IS 356 N 300 W
JO BETH APARTMENTS		2				MULTIPLE DWELLING	80	N05A
446 N BALTIC COURT	B	0/0	c. 1910	REGULAR BRICK	20TH C.: OTHER	DOUBLE HOUSE / MULTIPLE DWELLING	06 05	446-448 BALTIC COURT; CONSTRUCTION DATES: 1905-1911 N05
ANDERSON, LARS, DUPLEX		1						
? 458 N BALTIC COURT	B	0/0	c. 1925	REGULAR BRICK	20TH C. COMMERCIAL	OTHER	06	SERVICE BUILDING WITH GARAGE ENTRANCE; ATTACHED TO HOUSE AT 461 N 200 WEST
WILLIAMS, JAMES, GARAGE		1				COMMERCIAL (GEN.)	05	N05
? 235 W BISHOP PLACE	B	1/0	c. 1910	ASPHALT SIDING	GREEK REVIVAL VICTORIAN: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	06	ADDITION/2ND HOUSE ATTACHED ON EAST c. 1936: 237 N05A
243 W BISHOP PLACE	B	1/0	c. 1900	ASPHALT SIDING	VICTORIAN: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	06	SHEATHED 1936? N05A

?=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 E: ANALYSIS OF STANDARDS FOR MINOR ALTERATIONS IN A HISTORIC DISTRICT

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## 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
<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>	The existing structure on site was constructed in 1956 as a single-family dwelling. The applicant is proposing to continue using it as a single-family home.	Complies
<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>	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 structure. The applied paint hides these features and damages the historic masonry walls.	<b>Does not comply</b>
<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>	The proposed work does not involve such alterations.	Not applicable
<b>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</b>	The proposed work does not involve such alterations.	Not applicable

<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 of this building. Staff will work with the applicant on the least abrasive process of paint removal to ensure minimal damage is done to the existing brick.</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>
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# **ATTACHMENT F: APPLICABLE DESIGN GUIDELINES**

Design Guidelines for Historic Residential 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 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**

## **Public Notice, Meetings, Comments**

The following is a list of public input opportunities, related to the proposed project:

### **PUBLIC PROCESS AND INPUT**

#### **Timeline**

- The application was initially submitted on July 9<sup>th</sup>, 2021.
- Once a complete application was submitted the application was accepted on July 12<sup>th</sup>, 2021.
- The application was assigned to a planner on August 10<sup>th</sup>, 2021.
- Public notice of the HLC hearing was mailed December 22<sup>nd</sup>, 2021 to property owners and residents within 300' of the subject site.
- A public notice sign was posted on both frontages of the subject site on December 22<sup>nd</sup>, 2021. No public comments were received before this report was finalized.