



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Sara Javoronok, AICP, Senior Planner
(801) 535-7625 or sara.javoronok@slcgov.com
Date: March 3, 2022
Re: PLNHLC2022-00118 – Painted Brick

Minor Alteration

PROPERTY ADDRESS: 365 S Elizabeth Street
PARCEL ID: 16-05-426-008-0000
HISTORIC DISTRICT: University
ZONING DISTRICT: SR-3
DESIGN GUIDELINES: Residential Design Guidelines

REQUEST: This is a request by Gregg Bohling, representing the property owner, to approve the painted brick at 365 S Elizabeth Street. The matter is being referred to the Historic Landmark Commission for a decision because the Residential Design Guidelines state that masonry should not be painted.

RECOMMENDATION: Based on the analysis and findings outlined in this staff report, it is Planning Staff's opinion that the painted brick meets the applicable standards of approval. Staff recommends that the Historic Landmark Commission approve the request with the following condition:

1. A breathable paint is used in the future.

ATTACHMENTS:

- [A. Site & Context Map](#)
- [B. Current Photographs](#)
- [C. 1980 Architectural Survey Form](#)
- [D. 2015 Reconnaissance Survey Form](#)
- [E. Application Materials](#)
- [F. Analysis of Standards for Minor Alterations in a Historic District](#)
- [G. Applicable Design Guidelines](#)
- [H. Public Process and Comments](#)

PROJECT DESCRIPTION:

The property is currently in noncompliance with Salt Lake City regulations because the proposed painted masonry work was completed without the required Certificate of Appropriateness that is needed for the work. Salt Lake City Civil Enforcement sent to the property owner a notice of violation in December 2021, which referenced section 21A.34.020.E of the Zoning Ordinance. This section

indicates that alterations to the exterior of structures within a Historic Preservation District must obtain approval. The property owner and his representative have been working with the Planning Division to resolve the issue and submitted a minor alteration application for the painted brick. The brick was painted in 2020.



Front façade of 365 S Elizabeth, February 2022



Google Street View image, February 2020

SITE CONTEXT:

The subject property contains one historically contributing dwelling. The 1980 Reconnaissance Level Survey (RLS) for the University Local Historic District indicates that the building was constructed in 1898 and is Italianate style with a box form. The building has a sandstone foundation and a masonry exterior. The stone foundation and masonry exterior are painted. The 2015 RLS form notes it as “ES”, eligible significant, and in the photograph the brick is unpainted.

The surrounding properties include structures from a variety of building periods and architectural styles with concentrations of them constructed c. 1900 and others mid-20th century. Most are considered contributing to the district and several are constructed of brick. Many of the brick dwellings are unpainted, but there are several that are painted.

KEY CONSIDERATION:

Painted masonry

The *Residential Design Guidelines* describe masonry as, “one of the most important character-defining features of a historic building.” The City’s design guidelines, including the *Residential Design Guidelines*, consistently discourage the use of paint on masonry that was not traditionally painted. Guideline 2.6 states that “Masonry that was not painted traditionally should not be painted,” and supplements this stating, “Painting masonry can trap moisture that would otherwise naturally evaporate through the wall, not allowing it to “breathe” and causing extensive damage over time.” Staff’s analysis responds to the *Residential Design Guidelines* in [Attachment F](#).

In this case, a 1939 photo from the Salt Lake County Archives and the 1980 Architectural Survey form and photos ([Attachment C](#)) show the dwelling with painted masonry. In 1980, its status was noted as contributing. The owner and representative report that at some point in time, prior to the owner purchasing the building approximately 20 years ago, the paint had been removed.



Salt Lake County Archives photo, 1939. A single-story addition, with a smaller footprint, appears on the 1898, 1911, and 1950 Sanborn maps.



Architectural survey photo, c. 1980. The brick and sandstone foundation are both painted.

Subsequent photos from the County Assessor's Office that appear to be from the 1990s show the dwelling with unpainted masonry.



Subject property, c. 1995. The brick and sandstone foundation are unpainted. Spalling and repairs to mortar are also visible.

Planning staff visited the property and met with the owner and representative. They stated that a contractor recommended painting the dwelling to address the deterioration of the masonry. See [Attachment B](#) for full photos of each façade. Upon inspection, it is visible that prior to the application of the paint, areas of chipping and spalling of the brick were visible. These areas were not concentrated, nor did there appear to be a specific pattern to the damaged areas. Pitting, as from sandblasting, was not visible. There was also evidence of mortar issues and the owner indicated that the brick had not been repointed. On the north façade, there is a small area where the paint on the brick is already falling off, a further indication of additional spalling of the brick.



North façade, February 2022. Recent spalling of the brick is visible.



South façade, January 2022. Previous spalling and mortar repairs are visible.

Consistent with the Residential Design Guidelines, Planning staff generally recommends that paint is removed from masonry if the masonry was previously unpainted. In this case, the masonry on the dwelling was historically painted, as visible in the 1939 Salt Lake County Archives photo and on the 1980 Architectural Survey form.

In the cases where the masonry was historically unpainted, Planning staff often recommends test patches for paint removal to assess how a paint removal product will perform and to assess its effect on the masonry. Based on the peeling of the paint less than two years after its painting and the spalling of the brick, staff's opinion is that the removal of the paint will exacerbate the existing issues and that a test patch is not necessary.

The Design Guidelines for Historic Apartments and Multifamily Buildings addresses building materials and finishes in Part II, 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. 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.”

The final sentence of the paragraph is applicable to this property. An inspection of the dwelling shows that there are underlying concerns with the masonry and mortar. In staff's opinion, removal of the paint, including using gentle methods, is likely to exacerbate the existing issues that may have been caused, or themselves exacerbated, by the previous paint removal. Given these issues, staff is

recommending that the Historic Landmark Commission approve the painted masonry on the building.

DISCUSSION:

This dwelling constructed c. 1898 was historically painted as seen in the 1939 and 1980 photographs. The paint was removed prior to its purchase by the current owner, likely more than 20 years ago. The current owner painted it in 2020, as advised by a contractor, to address deterioration to the masonry. While the city's Residential Design Guidelines state that unpainted masonry should not be painted, staff finds that the removal of the paint on the dwelling will further damage the masonry and may be retained.

NEXT STEPS:

Minor Alteration Approval

If the Commission agrees with Staff's recommendation and the project is approved, staff will issue a Certificate of Appropriateness for the painted masonry.

Minor Alteration Denial

If the request is denied by the HLC, the applicant will not be issued a Certificate of Appropriateness 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.

ATTACHMENT A: Site & Context Map



ATTACHMENT B: Current Photographs



Front façade



Side/South façade



Side/North façade



Rear/West façade

ATTACHMENT C: 1980 Architectural Survey Form

Surveyor APA

Plat No. F

Date 7/28/80

Block No. 22

Lot No. 1

Salt Lake City Architectural Survey

Salt Lake City Planning Commission
Structure/Site Information Form

Identification

1 _____

Street Address: 365 South Elizabeth Census Tract 15

Name of Structure: _____ Ownership: Public _____ Private

2 _____

Construction Date or Period: 1898

Age/Condition/Use

Original Use: single family

Present Use:
 Single Family Park Vacant
 Multi Family Industrial Religious
 Public Agricultural Other
 Commercial

Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

3 _____

Status

Preliminary Evaluation: Eligibility Status:
 Significant National Landmark Historic District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion City Register Conservation District

4 _____

Documentation

Research Sources/References (if used):

Sanborn Maps
Title Abstracts

Photography:

Date of Photographs: 1980
Views: Front Side Rear Other



5 Architect/Builder (if known): _____ Building Type/Style: *Box - Italianate*

Building Materials: *masonry* Number of Stories: *2 1/2*

Description of Physical Appearance & Significant Architectural Features:
 (Include additions, alterations, ancillary structures, and landscaping if applicable)

*truncated hip roof with centered shed dormer;
 brick exterior; segmented arched windows and
 doors; paired windows with arched heads and
 floriation above; transomed door; foundation-
 rough stone;*

alterations: concrete steps and porch; shutters;

6 **Statement of Historical Significance:**

- | | | | | |
|----------------|---|---|--|---|
| History | <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Mining | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio- |
| | <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Humanitarian |
| | <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation |

1898 - George W. and Hattie Richmond



365 South Elizabeth
Tel # 16-05-426-008-0008



C-LINE #52564
4"x6" PRINTS

ATTACHMENT D: 2015 Reconnaissance Survey Form



341 S ELIZABETH
OP



349 S ELIZABETH
EC



350 S ELIZABETH
OP



355 S ELIZABETH
EC



360 S ELIZABETH
ES



365 S ELIZABETH
ES



366 S ELIZABETH
ES



418 S ELIZABETH
EC



426 S ELIZABETH
ES



427 S ELIZABETH
ES



432 S ELIZABETH
EC



436 S ELIZABETH
NC

ATTACHMENT E: Application Materials

February 2, 2022

Salt Lake City
Historic Landmark Commission

A few years ago Larry Campbell had a contractor look at the deteriorating and pitted Brick on 365 Elizabeth st SLC Ut ,it had been painted and either sandblasted or stripped at some point in time., The recommendation was to paint it ,that way it would help to preserve the building and clean up the look to it .There was considerable time spent researching appropriate colors so as to fit in with the neighborhood,. The building was painted and is in good standing

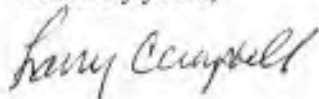
Sincerely yours,

Larry Campbell

February 2, 2022
Sara Javoronok, AICP
Senior Planner
Department of Community and Neighborhoods
Salt Lake City Corporation

Due to Covid,
I, Larry Campbell do authorize Gregg Bohling to act on my behalf
regarding the Minor Alteration application and process of its
approval of the painting of the exterior Brick of 365 Elizabeth, Salt
Lake City Utah

Sincerely yours,

A handwritten signature in cursive script that reads "Larry Campbell".



365





365





ATTACHMENT F: Analysis of Standards for a Minor Alteration 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 c. 1898 as a dwelling. A change in use is not proposed.</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. However, this dwelling was historically painted and designated as a contributing building to the University Historic District.</p>	<p>Complies</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>This building was historically painted, and the paint removed. The painting of the building conceals features and finishes. However, the previous removal of the paint may have damaged the brick and removal of the current paint is likely to cause additional damage to the masonry.</p>	<p>Complies based on existing conditions</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>The masonry has been repainted. Based on the existing conditions where there is spalling, staff's recommendation is to retain the paint since the gentlest means are likely to cause additional damage to the masonry.</p>	<p>Complies based on existing conditions</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 has been reapplied to this dwelling. Paint cannot be easily removed from masonry, requiring professional expertise and extra care. It is likely that previous paint, paint removal, and deferred maintenance has resulted in a condition where the masonry is spalling. Removal of the paint is likely to exacerbate the underlying issues and cause additional damage to the building.</p>	<p>Complies based on existing conditions</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>
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ATTACHMENT G: 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

Guideline	Analysis	Finding
<p>2.2 Traditional masonry surfaces, features, details and textures should be retained.</p> <ul style="list-style-type: none"> Regular maintenance will help to avoid undue deterioration in either structural integrity or appearance. 	<p>The masonry on this building was historically painted and the paint removed. Spalling and mortar repairs are visible. Photos and Google Street View images prior to the repainting of the brick show the spalling and mortar repairs prior to the application of the paint. Both show that there was deterioration and some repair over time. The application of the paint may delay additional deterioration.</p>	<p>Complies</p>
<p>2.3 The traditional scale and character of masonry surfaces and architectural features should be retained.</p> <ul style="list-style-type: none"> 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. 	<p>The application of the paint conceals aspects of the mortar joint characteristics, most notably the color. There are visible repairs to the mortar on several areas of the building that are not consistent with the profile and tooling of the original mortar. Due to the prior and existing spalling of the brick that may be exacerbated by the removal of the paint, staff is not recommending removal of the paint to address this guideline.</p> <p>The painting of the brick has not altered the bond pattern.</p>	<p>Complies based on existing conditions</p>
<p>2.6 Masonry that was not painted traditionally should not be painted.</p> <ul style="list-style-type: none"> Brick has a hard outer layer, also known as the 'fire skin,' that protects it from moisture penetration and deterioration in harsh weather. 	<p>The masonry on this dwelling was historically painted and the paint removed. The 1980 survey form for the property designated this property as contributing and showed it with painted masonry.</p> <p>In recent photos, before and after the application of the current layer of paint, spalling of the brick is visible. The previous painting of the masonry and the removal of the paint may have been a cause of this spalling. Due to the potential for this to be</p>	<p>Complies</p>

<ul style="list-style-type: none">• 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.	exacerbated by the removal of the paint, staff is not recommending removal of the paint to address this guideline.	
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ATTACHMENT H: 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 February 17, 2022.
- Public hearing notice posted on City and State websites on February 17, 2022.
- Sign posted on the property on February 17, 2022.

Public Comments:

As of publication of the staff report, no public comment has been received. Any comments received after the publication of this staff report will be forwarded to the Commission.