



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Aaron Barlow, Principal Planner, aron.barlow@slcgov.com, 801-535-6182
Date: October 6, 2022
Re: PLNHLC2022-00759 – Paint Enforcement at 275 South Douglas Street

MINOR ALTERATION (ENFORCEMENT)

PROPERTY ADDRESS: 275 S Douglas St

PARCEL ID: 16-05-278-012-0000

HISTORIC DISTRICT: University Local Historic District

ZONING DISTRICT: R-2 Single- and Two-family Residential District

OVERLAY DISTRICT: H Historic Preservation Overlay District

DESIGN GUIDELINES: Residential Design Guidelines, Chapter 2: Building Materials and Finishes

MASTER PLAN: Central Community

REQUEST:

This is a request by Dede Plummer, the property owner, for Minor Alteration approval to paint the exterior brick of the house located at approximately 275 South Douglas Street. The property is under enforcement for having painted the brick without a Certificate of Appropriateness and the matter has been referred to the Historic Landmark Commission for a decision. The most recent district-level reconnaissance level survey (RLS) found the building to be 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 generally does not meet the applicable standards of approval. Consequently, staff recommends that the Commission deny the request.

ATTACHMENTS:

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

BACKGROUND

PROJECT HISTORY

This property that sits on the corner of Douglas Street and 300 South is currently in noncompliance with Salt Lake City regulations because a significant portion of the proposed painted masonry work has already been completed without the issuance of a Certificate of Appropriateness. Salt Lake City Civil Enforcement sent to the property owner a notice of violation in July 2022, 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.

PROPERTY INFORMATION

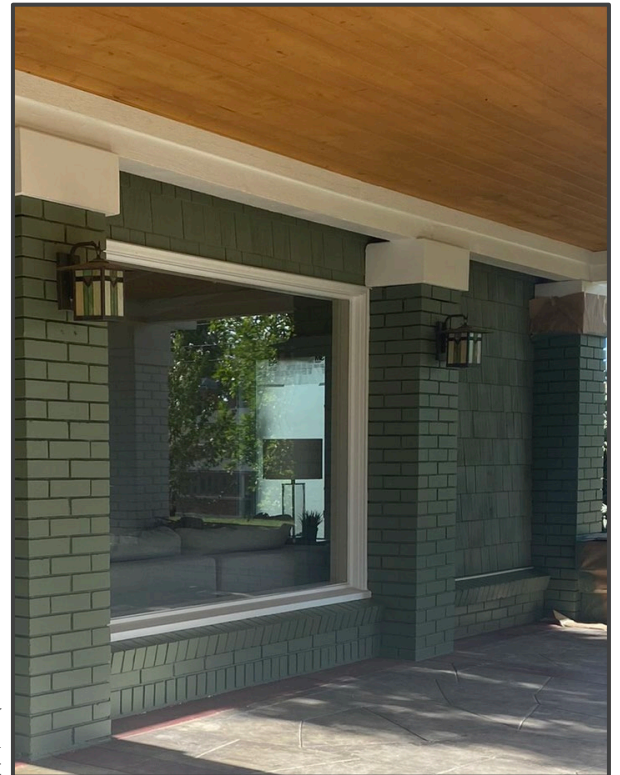
The most recent Reconnaissance Level Survey (RLS) of the University Historic District indicates that the building contributes to the character and integrity of the University Local and National Historic Districts. Known as the James H. Garrett House and constructed in 1908, the building is an excellent example of a front-gabled craftsman bungalow built during the University Historic District's most significant period of development (1905 to 1925, see [Attachment D](#) for additional historic resource information). Exterior materials mostly consist of brick masonry, cedar shakes, and exposed beams. Additional features include decorative concrete motifs on the entry columns and a large picture window facing the front porch. Staff's review of historic photos and Google Street imagery found that masonry visible from the street was originally unpainted and remained so as recently as June 2022.

PROJECT DESCRIPTION

This proposal is a request to finish the exterior paint project recently applied to some of the front façade of the single-family house at approximately 275 South Douglas Street. Paint was applied to the masonry around the porch and some of the brick wainscot adjacent to the porch. At some point in the past, some damaged bricks were removed and replaced with bricks that do not match the color or texture of the existing masonry. The submitted narrative indicates that the intent of this painting project is to mask the mismatched brick. Photos provided by the applicant are included in [Attachment C](#).



Left: Front wall before masonry was painted



Right: Same wall now painted after inspection by Civil Enforcement

APPROVAL PROCESS AND COMMISSION AUTHORITY

The applicant has submitted an application for a Minor Alteration in the University Local Historic District. The Historic Landmark Commission has decision-making authority in said matters. The Historic Landmark Commission may approve, approve with conditions, or deny the requested Minor Alteration.

KEY CONSIDERATIONS

Staff identified the following considerations through analysis and review of the proposed project:

1. Preservation Design Guidelines for Masonry

Consideration 1 – Preservation Design Guidelines for Masonry

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 house in question is characterized by multi-gradient brown and red brick. Shadows from the relatively deep mortar joints contrast with the brick’s variation in color. It reflects the traditional masonry construction of homes built during the district’s period of significance and contributes to the historic character of the neighborhood.

The City’s adopted historic guidelines consistently discourage the use of paint on masonry that was not traditionally painted. The Residential Design Guidelines address 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.*”

The design guidelines dispute the idea that painting brick help in its preservation, saying, “*Painting brick or stone is rarely if ever warranted to enhance water resistance. Rather, it tends to seal moisture into the wall, hastening deterioration.*” Additionally the guidelines discourage covering original brick or masonry in any way, including stucco: “*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 discourage the painting of masonry while providing specific guidelines for the preservation of the material.

STAFF RECOMMENDATION

After review of the information provided by the applicant, Planning staff has found that allowing the subject property’s masonry to be painted is contrary to the relevant preservation standards and guidelines and that any paint that was already applied will need to be removed.



Detail view of unpainted brick

NEXT STEPS

Denial of the Design Review Request

If the Commission denies the proposal, the applicant will not be issued a Certificate of Appropriateness to continue their paint project and the property will continue to be in noncompliance with Salt Lake City code. To bring the property into compliance, the applicant will have to apply for a Minor Alteration to remove the paint.

Approval of the Request

If the Historic Landmark Commission disagrees with staff's recommendation and approves the request, then a Certificate of Appropriateness will be issued and the applicant will be responsible for obtaining all other necessary permits for their proposed project prior to completion.

ATTACHMENT A: Vicinity Map

University Historic District



ATTACHMENT B: Applicant Submittal

Barlow, Aaron

From: Dede Plummer [REDACTED]
Sent: Tuesday, September 6, 2022 7:27 PM
To: Barlow, Aaron
Subject: Re: (EXTERNAL) Re: Minor Alteration application for 275 S Douglas St
Attachments: Standards Table.docx

Follow Up Flag: Follow up
Flag Status: Completed

On Tue, Sep 6, 2022 at 7:23 PM Dede Plummer [REDACTED] wrote:

 [IMG_4404.HEIC](#)

 [IMG_4411 2.HEIC](#)

 [IMG_4412 2.HEIC](#)

 [IMG_4700.HEIC](#)

 [IMG_4701.HEIC](#)

 [IMG_4702.HEIC](#)


 [IMG_4703.HEIC](#)

 [IMG_4704.HEIC](#)

 [IMG_4705.HEIC](#)

 [IMG_4706.HEIC](#)

 [IMG_4707.HEIC](#)

 [IMG_6114.HEIC](#)

 [IMG_6121.HEIC](#)

Hi Aaron,

Thanks for your response.

Attached you will find photos and our response to the standards table.

I understand the desire and need to protect the historic integrity of our neighborhoods and buildings. I fully support the mindset of preservation. I also believe that updates need to be made, especially when proper maintenance has not been done.

We bought this house that was built in 1902 and owned for 60 plus years by the same family, in 2013. They had not maintained it well or updated it at all. The house had been somewhat neglected for years. Any repairs were done poorly with no attempt to match or for aesthetics. We have spent many years and a lot of money bringing it into the 21st century and preserving its original features wherever possible.

The first thing we did 10 years ago was update all the mechanics (electrical, plumbing adding HVAC and adding the apartment in the basement to replace the unfinished existing space(perhaps old bakery).

We have also rebuilt the garage that was completely falling apart.

In the last year we have replaced the roof, all windows on the main floor (high quality wooden, Pella) and in order to fix the damage to the siding we have had to take all old cedar planks off (we kept all existing corbels and details) and replaced with high quality, period appropriate materials.

As you can see by the photos, the repairs that were done to the brick before we owned it were done in such a way that it doesn't match the existing brick. We still have extensive brick repair coming up which is scheduled for the spring, but with scheduling and needing to paint the wood before the winter we had to have the painting happen before the brick repairs could be done. Our plan is to touch up the paint where the repairs have to be made.

I have included in photos 4404 and 4412 which are a before and after the brick painted on the porch (before we knew we had to have a special permit for the brick painting)

We have done extensive research to pick period appropriate as well as Craftsman style appropriate colors and lighting. I have included a picture of the lighting with the painted features and on the unpainted brick to show the lighting looks better with the beautiful green behind it.

I believe you will see that we are maintaining the beauty and historical details while updating and repairing the damage from neglect.

Please let me know if you need anything else and when we can be scheduled for the meeting.

Thanks,
Dede and Ed Plummer

On Tue, Aug 30, 2022 at 12:14 PM Barlow, Aaron <Aaron.Barlow@slcgov.com> wrote:

Hi Dede,

Here is what I need before I can schedule your request for a Planning Commission Meeting:

- Your response to the [Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure](#) relating to your request to paint the brick on your house. I have attached a word document to (hopefully) make it easier for you to respond to each standard.
- Your response to the relevant design guidelines (specifically guideline 2.6, but look over 2.2 thru 2.7), which can be found here: <http://www.slcdocs.com/historicpreservation/GuideRes/Ch2.pdf>
- Close-up photos of the area of brick you would like to have painted

Once you have sent me everything, I will be able to schedule your request for the next available Landmark Commission Meeting. Let me know if you have any questions or concerns. Feel free to call.

Sincerely,

AARON BARLOW, AICP

Principal Planner

Planning Division

he/him

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: Dede Plummer [REDACTED]
Sent: Monday, August 29, 2022 2:39 PM
To: Barlow, Aaron <Aaron.Barlow@slcgov.com>
Subject: (EXTERNAL) Re: Minor Alteration application for 275 S Douglas St

Hi Aaron,

Thanks for your email.

It is approval for the painting of the brick that we are seeking.

We have our permits for everything else.

With the repair that has happened and still has to happen it is unsightly to not paint the brick as they don't match.

We have driven around our historic district and there are multiple houses on every block that have painted brick.

If you could let me know next steps to receive approval for the painting I would greatly appreciate it.

-Dede Plummer

973-368-3300

Sent from my iPhone

On Aug 29, 2022, at 12:01 PM, Barlow, Aaron <Aaron.Barlow@slcgov.com> wrote:

Deidra,

My name is Aaron Barlow and I am the planner that has been assigned to review your Minor Alteration request for updates to the house at approximately 275 Douglas St. Part of your request includes painting the existing brick. Unfortunately, this is not something that I can approve administratively. [Salt Lake City's Design Guidelines for Historic Residential Properties](#) specifically prohibits painting brick (see below and on page 2:7 of the guidelines):

1. **Masonry that was not painted traditionally should not be painted.**
1. *Brick has a hard outer layer, also known as the 'fire skin,' that protects it from moisture penetration and deterioration in harsh weather.*
2. *Natural stone often has a similar hard protective surface created as the stone ages after being quarried and cut.*
3. *Painting traditional masonry will obscure and may destroy its original character.*

4. *Painting masonry can trap moisture that would otherwise naturally evaporate through the wall, not allowing it to “breathe” and causing extensive damage over time.*

Based on your project description, I am not entirely sure what exactly needs my approval. Please let me know if the following is correct:

1. Re-pointing, repair, and replacement of damaged brick
2. Painting the exterior brick
3. Painting/staining wood shingles
4. Replacing damaged shingles, trim, and soffits

Please let me know if this is correct. I am able to issue a partial Certificate of Appropriateness for everything except painting the brick (if you have not already received a CoA for those items). *If you would still want to pursue your request to paint the brick, then we will need to schedule a public hearing with the Historic Landmarks Commission. **Please let me know if this is your intention.** If so, I will follow up with more information and what steps need to be taken before getting your request on one of their meeting agendas.*

Please do not hesitate to reach out with any follow-up questions or concerns.

Sincerely,

AARON BARLOW, AICP

Principal Planner

Planning Division

he/him

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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dede

APPLICANT'S RESPONSE TO STANDARDS

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Altering of a Landmark Site or 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 shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Standard	Response
Standard 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;	This house was built as a multi use dwelling, it is my understanding that it may have been a bakery with 2 apartments. We have left it as a multi unit building and have made no attempt to convert to a single family home.
Standard 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;	When we purchased the home it had been in disrepair for many years. We had to remove the existing siding and wood material as it was damaged over 50% with water and insect damage. We replaced it with high quality, similar cedar planks with no major changes to the look of the house and keeping all of the craftsman including all corbels and wood detailing.
Standard 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.	This does not apply
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	This does not apply
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	We took great pains in keeping all craftsman and period details (corbels, trim, etc) and only replacing what was damaged beyond repair with similar products. When replacing windows we chose period appropriate crank windows made of wood.
Standard 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.	see above answers. cedar planks were replaced with cedar planks. All corbels were kept and repaired.
Standard 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.	only used soap and water
Standard 8: Contemporary designs 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.	no additions have been added and all alterations have been painstakingly undertaken to replace with no change noticeable.
Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate 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.	see above.
Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.	We used nothing but high quality cedar, pine with no vinyl, asbestos or aluminum cladding.

Standard 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 part IV, Chapter 21A.46 of this title.

Signage is not part of this proposal. This standard does not apply.

DESIGN GUIDELINES

Masonry

Guideline	Response
<p>2.6 Masonry that was not painted traditionally should not be painted:</p> <ul style="list-style-type: none"> • Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and the groupings of windows. • Frames and sashes should be repaired rather than replaced whenever conditions permit. • 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. 	<p>The paint chosen was specifically made for masonry so that it may retain its breathability.</p> <p>I can show many houses that are also in our district that have painted brick and are beautiful and retained historical authenticity. I can show that painting brick is craftsman appropriate, especially in homes like ours that have multiple building materials.</p>
<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>We plan to maintain the paint and all updates to the house with regular maintenance.</p>

ATTACHMENT C: Building Photographs



Property photo from 1980 survey of University Historic District (featuring owner)



June 2022 Property photo



Painted brick at front entry
PLNPCM2022-00759 - 275 S Douglas St



Example of repaired brick with different color scheme



Another example of repaired brick with different color scheme



Damaged brick that needs repair



Example of lighting described in project narrative

ATTACHMENT D: Historic Survey Information

[Click here for Utah State History File](#)



249 S DOUGLAS
ES



252 S DOUGLAS
ES



255 S DOUGLAS
EC



258 S DOUGLAS
ES



259 S DOUGLAS
ES



266 S DOUGLAS
ES



275 S DOUGLAS
ES*



305 S DOUGLAS
NC



306 S DOUGLAS
ES



315 S DOUGLAS
EC



316 S DOUGLAS
ES



319 S DOUGLAS
ES

*ES - Eligible Significant

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
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;	The existing structure on site was constructed in 1908 as a single-family dwelling. The applicant is proposing to continue using it as a single-family home.	Complies
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;	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.	Does not comply
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;	The masonry on the structure has never been painted. There are houses within the City and the University Local Historic District that were historically painted. Painting the subject building's bricks may create a sense of historically painted brick, which does not reflect its historic architectural character.	Does not comply
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;	The proposal does not include work that would modify or remove any existing alterations or additions that have acquired historic significance in their own right.	Not applicable
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;	The color of the brick and its contrast with the mortar joint shadows gives this building its distinctive character. The applied paint diminishes these features and damages the historic masonry walls.	Does not comply
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;	The narrative submitted with this proposal points out that some spots of repaired brick don't fit in with the overall color scheme of the existing brick. This painting project is intended to mask those replaced bricks. While painting brick is not necessarily "replacing" deteriorated materials, it may cover up issues that would be better addressed through repair and repointing.	Does not comply

<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 removal requires physical treatments that could potentially damage the historic brick of this building. If this proposal is denied and the applicant is required to remove the paint, Planning staff will work with the applicant on finding the least abrasive process of paint removal to ensure minimal damage is done to the existing brick.</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>Painted brick is currently a popular trend among home renovation enthusiasts. While contemporary alterations are allowed under this standard, paint is difficult to remove from masonry once it has been applied and requires removal treatments (such as sandblasting) that may cause permanent damage if done incorrectly.</p>	<p>Does not comply</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>As discussed above, paint cannot be easily removed from masonry and requires professional expertise and extra care. Additionally, Moisture trapped underneath the paint can cause damage to the brick over time, shortening its lifespan.</p>	<p>Does not comply</p>
<p>10. Certain building materials are prohibited including the following: 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>Not applicable</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 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.

Masonry

Masonry includes a range of solid construction materials. The following guidelines apply to the masonry surfaces, features, and details of historic buildings in the city's designated residential districts.

Masonry in its many forms is one of the most important character-defining features of a traditional building. Brick, stone, adobe, terra-cotta, ceramics, stucco, cast artificial stone, and concrete are typical masonry construction materials used across the city, reflecting its sequence of settlement and development, as well as personal means and architectural style. Masonry materials of various types exist as walls, cornices, pediments, steps, chimneys, foundations, and functional and/or decorative building features and details.

In a brick wall, the particular size of brick used and the manner in which it is laid is a distinctive characteristic. Similarly, the pattern or 'bond' in the construction of a brick or stone wall helps to establish its character. This pattern combines with the choice and nature of the material, the choice of cut, rough and/or dressed stone, to create a unique physical and visual character.

Masonry is usually comprised of the masonry unit, e.g. the individual brick or stone, and the medium used to bind these units, e.g. the mortar, each with a mutually supporting role. The pattern used to lay the brick (the bond) is directly influenced by the hardness, color, thickness and profile of the mortar coursing with which it is laid. Historically, a soft mortar was used. In post-war years the use of a harder brick was matched by a harder mortar. The mortar should always be softer than the brick or the stone.

In earlier masonry buildings, a soft mortar was used, which employed a high ratio of lime. (Little, if any, Portland cement was used.) This soft mortar was usually laid with a finer joint than we see today. The inherent color of the material was also an important characteristic; mortars would be mixed using sand colors to match or contrast with the brick. The size of the bricks contributed to the sense of scale of the wall and building, expressed by the profile and color of the mortar joints; both express a range of construction patterns or brick bonds. When repointing such walls, it is important to use a mortar mix that approximates the original in color, texture and strength.

Most contemporary mortars are harder in composition than those used historically. They should not be used in mortar repairs because this stronger material is often more durable than the brick itself, causing the brick to fracture or spall during movement or moisture evaporation/freezing. When a wall moves during the normal changes in season and temperatures, the brick units themselves can be damaged and spalling of the brick surface can occur.

Normally, moisture within the wall should be able to evaporate through the softer ("sacrificial") mortar course, requiring repointing after a number of years. Where the mortar is harder than the brick, water evaporates through the brick, damaging and destroying its harder surface. If moisture in the brick freezes, it accelerates the deterioration

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 & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

Public Hearing Notice:

Notice of the public hearing for this project includes:

- Public hearing notice mailed on September 22, 2022.
- Public hearing notice posted on City and State websites on September 22, 2022
- Sign posted on the property on September 26, 2022.

Public Comments:

No public comments were received prior to the publication of this report.

ATTACHMENT H: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Civil Enforcement (inspection on 7/28/2022):

Based on the [complaint], I conducted a property inspection at 275 S Douglas. There were painters on site painting the new approved siding as well as the exterior brick façade.

Approximately 25% of the brick, including the front porch had already been painted. The painters were instructed to not paint any additional brick until the COA issue could be verified.

A tag was left at the property advising the owner to contact the Planning Division for further assistance and/or directions.