

PRESERVATION PASSPORT



*Compatible Infill
in Historic Districts*

THANK YOU FOR JOINING US!

YOU CAN START AT ANY SITE & PROCEED AT YOUR OWN PACE

A Planning representative will be located at each of the seven sites.



STOP LOCATIONS

- 1 // 41 SOUTH 900 EAST // *Haxton Apartments*
- 2 // 1160 EAST 200 SOUTH
- 3 // 1158 2ND AVENUE
- 4 // 970 2ND AVENUE
- 5 // 704 5TH AVENUE
- 6 // 279 J STREET
- 7 // 527 4TH AVENUE

GOOD DESIGN DOESN'T JUST HAPPEN

Salt Lake City Planning Staff uses different tools to ensure that infill development is compatible with the surrounding vicinity. When the City receives an application for new construction in a historic district, the request is initially reviewed by a City planner based on adopted zoning ordinance standards and design guidelines. The planner and the applicant will work together to realize a project that satisfies city regulations prior to meeting with the Historic Landmark Commission. The **Historic Landmark Commission (HLC)** has final decision making authority regarding new construction in the City's local historic districts.

PROJECT REVIEW TOOLS

HISTORIC PRESERVATION OVERLAY

Projects in a Historic Preservation Overlay are reviewed alongside standards, in the zoning ordinance, that ensure they fit into the established context in ways that respect and contribute to the evolution of Salt Lake City's architectural and cultural traditions.

HISTORIC DESIGN GUIDELINES

The guidelines provide direction on ways to meet the design standards in the zoning ordinance mentioned above. Both the historic overlay standards and design guidelines are based on [The Secretary of the Interior's Standards](#).

SPECIAL EXCEPTIONS

The HLC has the ability to approve certain special exceptions to modify bulk and lot regulations for projects located within a local historic district. The specific items include, overall building height, building wall height, accessory structure height, accessory structure square footage, fence height, and signage.

The special exception process was created to modify, when appropriate, provisions of required design review where the underlying zoning would hinder the compatibility of design in a local historic district.

VISUAL CONTEXT FOR COMPATIBLE INFILL

The combination of the following factors form the visual and historic context of a streetscape.

SETTLEMENT PATTERNS & NEIGHBORHOOD CHARACTER

Establishes the manner in which primary structures are sited and oriented.

SITE ACCESS

Such as entrances and porches, creates a rhythm that also contributes to the sense of visual continuity in a neighborhood.

LANDSCAPE

Such as grading and retaining walls, reflects the character of the streetscape and historic context of the block face.

BUILDING FORM AND SCALE

Such as roof shape, height, width, and profiles achieves compatibility when it reflects the historic character of the street.

BUILDING CHARACTER

Such as façade composition, articulation, proportion and solid-to-void ratio is not only important to establish the historic context and compatible streetscape, but to create architectural interest as well.

ARCHITECTURAL STYLE & BUILDING MATERIALS

The design of a new building should be distinguishable in its own time period. The exterior materials of an infill building should be compatible with the predominant materials, textures, and colors of the facades of the buildings to which it is visually connected.

SIGNAGE LOCATION

Is an integral part of the site and architectural design and is complementary to the principal structure.



HLC APPROVAL // January 5, 2017

HISTORIC DISTRICT // South Temple

The project actually straddles the historic overlay, however the property owner designed the full building to HLC standards. This was the first project to be built under the new multi-family design guidelines for properties in a local historic district.

ZONING DISTRICT // RMF-35 (Moderate Density Multi-Family Residential)

BACKGROUND //

The parcel was occupied by an assisted living facility. The building was non-contributing to the South Temple historic district.

MATERIALS // Hard coat stucco and cultured stone paneling laid in a brick-like pattern with a dry stacked grout technique.

SPECIAL EXCEPTIONS //

Encroachment of 5 feet into the required front yard setback to accommodate the proposed design of the main entryway.

DESIGN IMPROVEMENTS AFTER REVIEW //

- Cultured stone to be compatible with the brick surrounding the project.
- Additional articulation on the front façade to decrease the visual impact of a proposed width.
- More emphasis on the entry feature to make it more prominent.
- Some of the windows on the front façade became single hung windows, compared to the initial proposal for only sliding/gliding windows.





HLC APPROVAL // February 5, 2015

HISTORIC DISTRICT // University

ZONING DISTRICT // R-2 (Single- and Two-Family Residential District)

BACKGROUND // Vacant Parcel developed as a legal non-complying lot.

MATERIALS // Cast concrete with board finish, architectural metal paneling, cementitious board, vertical cedar siding, and glazing with metal and fiber glass framing.

SPECIAL EXCEPTIONS // Lot coverage, setbacks and height. The construction was defined by constraints of the lot configuration, dimensions, topography, utility pole and existing mature tree presence.

GOOD DESIGN ELEMENTS //

- The building form has a strong horizontal primary proportion, while this is counter-balanced by the vertical emphasis introduced by fenestration and wall paneling in different materials.
- The solid to void ratio creates a vertical emphasis and an effective balance along the facades.
- The front façade is distinctive, although the design composition helps to maintain the sense of human scale established by the existing buildings along this section of the street frontage.



HLC APPROVAL // January 16, 2014

HISTORIC DISTRICT // Avenues

ZONING DISTRICT // SR-1A (Special Development Pattern Residential District)

BACKGROUND //

This property is the former site of a small grocery store which was vacated in the mid-1970s and demolished in approximately 1982. The parcel is a legal non-complying lot due to the lot size and lot width.

MATERIALS // Stucco, wood and stone.

SPECIAL EXCEPTIONS // Setback and lot coverage.

DESIGN IMPROVEMENTS AFTER REVIEW //

- Cladding the garage module with wood siding.
- Added stone on the foundation to differentiate between wall and foundation.
- Some of the windows proportions changed to relate to the historic neighborhood.
- Use of a decorative material for the retaining wall.





HLC APPROVAL // July 6, 2017

HISTORIC DISTRICT // Avenues

ZONING DISTRICT // SR-1A (Special Development Pattern Residential District)

Despite the small, narrow size of the parcel, as well as a utility easement, no relief was sought for setbacks because the scale of the building was appropriately designed for the site.

BACKGROUND // Vacant parcel

MATERIALS // Brick, and wood in the form of horizontal and shingle siding

DESIGN IMPROVEMENTS AFTER REVIEW //

- Two additional vertically oriented windows on the East elevation.
- Modifications to the positioning, size and shape of the upper window on the front and rear façade.





HLC APPROVAL // May 2013

HISTORIC DISTRICT // Avenues

ZONING DISTRICT // SR-1A (Special Development Pattern Residential District)

BACKGROUND //

This project was an addition to a structure constructed in 1890. The original residence was a single-story, one room cottage of approximately 400 sq ft in size. Later additions were added in 1897 to enclose the east length of the residence, as well as a flat roof addition on the south façade of the original home. The original home has a 7/12 pitch roof with shiplap siding. This was a great example of a challenging design solution for a small corner lot and small original home.

Additions on historic residential structures are sometimes a necessary part of maintaining the viability of historic properties and districts. However, new additions should be designed in such a manner that they preserve the historic character of the primary structure.

MATERIALS //

The material for the addition is stucco, asphalt shingles, wood windows, and trim. The new addition was primarily stucco to differentiate it from the original structure.

DESIGN IMPROVEMENTS AFTER REVIEW //

- Modified building height based on compatibility with other structures on the adjacent block faces.
- Incorporated a connector feature to differentiate between the original structure and the new addition.
- Changed the initial height, mass, and roofline direction to contribute to the recognition of this addition as one of its own time.



HLC APPROVAL // May 5, 2016

HISTORIC DISTRICT // Avenues

ZONING DISTRICT // SR-1A (Special Development Pattern Residential District)

BACKGROUND // Vacant parcel

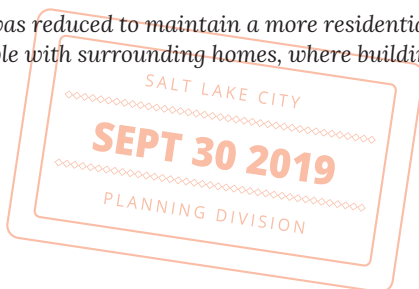
MATERIAL // Brick, stucco, and stained cedar. Additionally, the design successfully incorporates contemporary materials including metal roofing, metal-framed fixed windows, and industrial metal railing.

SPECIAL EXCEPTIONS // Additional height.

The height allows for a more compatible contemporary design, mitigates the height difference between existing structures, and takes advantage of the slope of the site.

DESIGN IMPROVEMENTS AFTER REVIEW //

- Changed from on inverted-pitch roof to a flat roof. Although the inverted-pitch roof is trendy in contemporary domestic architecture, it is without historic precedent in the Avenues Local Historic District. The contemporary styling of the home was maintained while modifying the roof shape to a flat roof, which has historic analogues elsewhere in the district.
- The amount of glass was reduced to maintain a more residential feel and be more compatible with surrounding homes, where buildings are closer together.





HLC APPROVAL // October 6, 2010

HISTORIC DISTRICT // Avenues

ZONING DISTRICT // SR-1A (Special Development Pattern Residential District)

BACKGROUND // Vacant parcel

MATERIALS // Brick, wood and stucco, reflect the range of materials characteristic of this streetscape.

SPECIAL EXCEPTIONS // Additional height.

The flat roof incrementally achieve greater height and mediate between the scale of the buildings on either side.

This design solution needed little to no revision to meet design criteria in the historic design standards and guidelines. It was the result of the architect's analysis of the historic context in the Avenues Historic District.

GOOD DESIGN ELEMENTS //

- The massing of the modules in different materials stepping down towards the street and the front porch help achieve human scale.
- The front facades, arranged in three parts, are in scale with other buildings on this street block.
- Solid to void ratio is within the established range; glass is subdivided.
- The horizontal emphasis of the windows is balanced by their vertical subdivision.
- Contemporary interpretations are used in the design, the architectural composition does not replicate a historic style.
- Certified as a Passive and Net Zero energy house.



SALT LAKE CITY
PLANNING

For Additional information please visit our website at
SLC.gov/historic-preservation or contact us:

Planning Division // zoning@slcgov.com // 801.535.7700