



# Memorandum

Planning Division  
Community & Economic Development Department

**To:** Historic Landmark Commission

**From:** Janice Lew, Principal Planner

**Date:** August 27, 2009

**Re:** **PLNPCM2009-00628 Commercial Design Guidelines – Rehabilitation**

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The most recent changes to the design guidelines were presented to the Historic Landmark Commission by Planning staff on August 5, 2009. At that time, the Commission requested that additional time be scheduled to critique smaller sections of the working document before scheduling the next public hearing on the project. On August 13th, the Commission was emailed a copy of the rehabilitation section of the document which will be discussed during the September meeting.

The following provides a reference for the Commission. It is adapted from the "Preservation in Salt Lake City" section of the *Design Guidelines for Residential Historic Districts in Salt Lake City* and outlines the typical structure of a design guideline.

## Structure of Design Guidelines

Each design guideline in the document contains several components that constitute the criteria upon which design review decisions will be made.

- *Design Element*  
The guidelines are grouped into pertinent design elements such as windows, architectural details, and storefronts.
- *Design Guideline*  
This sets forth a policy statement that explains the basic approach to the treatment of a specific design topic. These will eventually be numbered.
- *Additional information*  
Listed below the design guideline, this supplemental information provides an expanded explanation of the guideline and may suggest specific methods for complying with it.

- *Illustrations*  
Design guidelines may be accompanied by a photograph and/or illustration that supports the guideline language.

## ***Sample Design Guideline***

*Design Element* →

*Display Windows and Bulkheads*

*Design Guideline* →

**14.2 Preserve and maintain original display windows and bulkheads.**

*Additional Information* →

Display windows and bulkhead are essential elements of traditional storefronts and contribute significantly to a commercial property's historic character and appearance. If at all possible, it is better to repair than replace original features.

*Illustration* →



*An original display window at 82 N 'Q' Street.*

## ***OVERALL APPROACH AND FORMAT***

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This manual lists design guidelines for commercial properties. Included is information on common rehabilitation questions, recommendations for maintaining the site and setting of historic properties, and guidance for new construction. Photographs of buildings and details in Salt Lake City are included to familiarize property owners with typical features and characteristics.

The main approach of the Salt Lake City Commercial Design Guidelines is the emphasis on preservation over complete remodeling. This view is illustrated through the use of terms such as *repair*, *retain*, *maintain*, and *replace in kind*. COA applications will be reviewed with the following approach:

- Property owners are encouraged to first consider preserving, maintaining and repairing original or historic building features. Rehabilitation that does not necessitate removal of significant historic elements is an asset.
- If such features and elements cannot be preserved, maintained and repaired, then replacement in kind is recommended. Materials should ideally be replaced with the same materials and with profiles, dimensions, and textures to match the original as closely as possible. Architectural details and materials can be documented through historic and/or physical evidence. Such documentation will aid in defining appropriate rehabilitation activities.
- Rehabilitation of historic buildings is reviewed to determine impact, compatibility, and appropriateness of proposed work to the existing structure, site, streetscape, and district.
- Rehabilitation should be compatible with the historic building or structure for which it is proposed. Compatible rehabilitation efforts are those that protect significant architectural and historic resources of individual buildings and the district.



*Buffalo head anchor at  
379 South Main Street.*



*134 West Pierpont.*



## ***OVERALL APPROACH AND FORMAT, continued***

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The design guidelines also respect the importance of remodeling work or additions that may have significance in their own right. Many properties built in the nineteenth century were later remodeled in the early twentieth century, and these remodelings may be significant in reflecting the evolution of the building over time. For example, a ca. 1890 Italianate commercial building might have a storefront that was remodeled in the Modernistic style in the 1930s. Property owners should consider preserving and maintaining these types of features to illustrate the influence of later historical styles.



*Design guidelines help to ensure that historic buildings such as 9 and 10 Exchange Place retain their historic character and continue to be vital elements in Salt Lake City.*

## THE SECRETARY of the INTERIOR'S STANDARDS FOR REHABILITATION

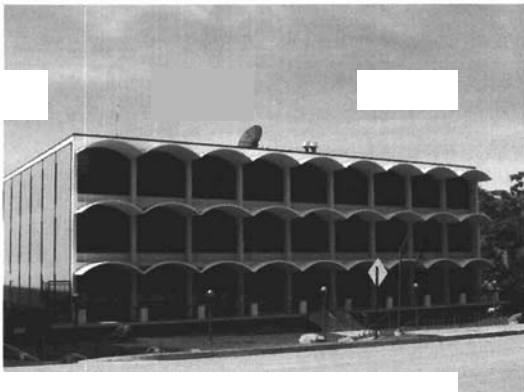
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The Salt Lake City Commercial Design Guidelines follow the guidelines set forth by the National Park Service. Known as the "Secretary of the Interior's Standards for Rehabilitation," these guidelines are used throughout the country by the majority of America's boards and preservation commissions as a basis for local design review guidelines and for projects utilizing federal funds or tax credits. The "Standards" were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations. They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The "Secretary of the Interior's Standards for Rehabilitation," are found in Appendix A of this manual. The "Standards" are also available on-line at [www.cr.nps.gov/hps/tps](http://www.cr.nps.gov/hps/tps). This web site also provides information on technical aspects of restoration and rehabilitation including "Preservation Briefs." "Preservation Briefs" are excellent summaries of various design guidelines and building rehabilitation issues provided free on-line.



*The Rio Grande Train Depot.*

**REHABILITATION STANDARDS  
FOR  
COMMERCIAL HISTORIC PROPERTIES**



## ***A. SITE FEATURES***

### **Policy:**

Historic landscape features of commercial buildings should be preserved and retained. In downtown Salt Lake City few historic landscape features remain extant. In residential areas, buildings such as neighborhood commercial buildings and house stores should have landscape features preserved in accordance with the city's *Rehabilitation Standards for Historic Properties*. New landscape features should be compatible with the historic context of the building and area.

### **Background**

In its early years, downtown Salt Lake City originally had streets and sidewalks of dirt which were both dusty and muddy depending on the weather. As the city grew, sidewalks of wood planks were added and these in turn were replaced by brick and concrete sidewalks in the late 19th and early 20th centuries. Street trees were planted along a number of blocks to provide shade for pedestrians. Most commercial buildings were constructed directly adjacent to the public sidewalk resulting in little need for retaining walls or similar features. Improvements to downtown after World War II included a number of initiatives for streetscape projects such as the addition of new street trees and planters and rebuilding of concrete and brick sidewalks.

Few historic features remain extant downtown and those that remain are primarily sections of mid-20th century concrete sidewalks. However, there has been efforts in recent decades to recapture the historic ambiance of downtown using traditional light standards and replanting street trees on many blocks. Future public improvements along blocks containing historic buildings should continue to reinforce this appearance.



*Many blocks downtown have added light standards based on traditional designs.*

***A. SITE FEATURES, continued...***



*Added planter box and street trees in the 200 block of South Main Street.*



*Many downtown blocks display added street trees, traditional light standards and varying sidewalk paving materials.*



***A. SITE FEATURES, continued...***

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Commercial buildings in Salt Lake City's historic residential areas were designed to be as open, inviting and as accessible as possible. As a result there are few instances of historic fence materials or retaining walls in front of these buildings. However, many were built or were later enhanced with broad concrete sidewalks or concrete extending the width of the storefront. This allowed potential customers to avoid dirt and mud and provided a more pleasing shopping experience. Many of the neighborhood commercial and corner commercial buildings in areas such as Capitol Hill and the Avenues retain their early- to mid-20th century concrete walkways.

Storeowners also added landscape features at the fronts of their buildings such as planter boxes and in the park strips between the sidewalk and street. While most historic plant materials have been replaced over time, the use of appropriate plants as well as traditional planting patterns should be utilized when planning new landscape treatments for historic commercial buildings.

The South Temple Historic District is particularly notable for its long line of mature street trees. These trees add greatly to the character of the district and are an important historic element of the street. This district also contains a large number of commercial buildings from the 1940s and 1950s that were designed with landscaped front yards and concrete walkways. Several also have low masonry retaining walls adjacent to the sidewalk.



*Many neighborhood commercial buildings were built with poured concrete pavement extending the width of the storefront. This example is at 442 North 300 West.*

## ***A. DESIGN STANDARDS FOR SITE FEATURES***

### **Preserve historically significant site features.**

Original site features such as fences and retaining walls in front of commercial buildings should be preserved and maintained. Street trees, sidewalks, walkways and planting strips should all be considered for any private or public projects. Masonry retaining walls should be repaired using proper mortar mixes and compatible materials. Original grading designs in front of commercial buildings should also be respected and preserved. Street trees and traditional plantings should also be maintained. Site lighting should also be compatible with adjacent buildings and in residential areas this would include shielded exterior lights and footlights along walkways. Site feature repair and retention should follow guidelines set forth in the city's *Rehabilitation Standards for Historic Properties*.



*Masonry retaining walls in front of commercial buildings should be preserved and maintained such as this example at 445 E. South Temple Street.*

*The South Temple Historic District is notable for its large older shade trees. This streetscape should be preserved in future public and private improvements.*



## **A. STOREFRONTS**

### **Policy:**

Storefronts are especially important elements of commercial buildings that define the historic character and appearance of the building. Historic storefronts and their components should be retained, maintained, and, if needed, repaired. Historic storefronts should not be covered or concealed.

### **Background**

Traditionally, storefronts comprise the first story of a commercial building's primary façade and are visually separated from the upper floors of the building through design and architectural details. Common components of storefronts include awnings, display windows, bulkheads, pilasters, entrances, beltcourses and cornices. Large display windows allowed proprietors to showcase their merchandise and entice prospective customers into their stores. Many storefronts of the late 19th and early 20th centuries featured recessed entrances, which simultaneously helped to extend the display area and draw pedestrians inward.

Some 19th and early 20th century buildings have storefronts that were remodeled at a later time period. Storefronts from the 1920s to the 1940s reflect an important movement in merchandising and sales of the period and also are highly decorative in their designs. Materials such as marble, tile, and tinted glass, commonly known as "Carrara" glass, were all used to update storefronts during these decades. These storefronts are significant and should be preserved and maintained in any future building rehabilitation. Storefronts remodeled within the past fifty years are generally not compatible with overall building character and their removal may be appropriate when rehabilitation is undertaken. Such storefronts should be replaced with designs based on the original appearance of the storefront, if known.



*Original storefronts, such as those at 802 600 East (top) and 500 East Street (bottom), should be preserved and maintained.*



*A Carrara glass storefront at 432-434 South Temple Street.*

**STOREFRONTS. continued...**

**Awnings**

Historically, shopkeepers commonly used awnings on their storefronts. Not only did they provide shelter for shoppers, but they also helped in heating and cooling the building. Canvas fabric was most common for awnings prior to the 1940s, when metal awnings became prevalent. Also, as air conditioning became more common after the 1940s, awning use declined.



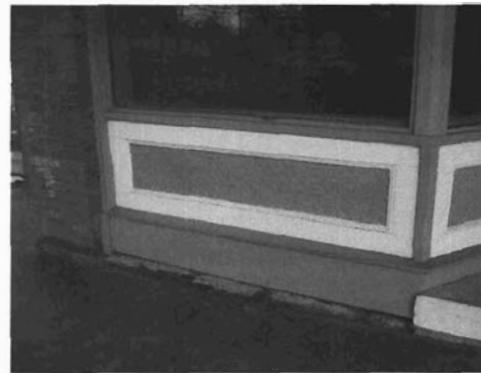
*An example of a metal awning at 379 South Main Street.*

Historic awnings contribute to the character and appearance of storefronts. Any original awnings should be preserved and maintained.

**Display Windows and Bulkheads**

Traditional storefronts of the late 19th and early 20th centuries featured large plate glass windows at the street level of the main facades to display their wares to passersby. Bulkheads are the lower panels on which the display windows rest and are often of wood or brick.

Original display windows should be preserved, maintained, and, if needed, repaired. Original bulkheads should be preserved, maintained, or repaired where they exist. Original bulkhead panels should not be altered or removed.



*Original wood bulkheads such as those at 361 North Main Street (left) and 500 East Street (right) are significant parts of historic storefronts.*

## ***STOREFRONTS, continued...***

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### **Doors and Entrances**

As points of entry, doors and entrances are important visual elements of commercial buildings. Common door designs for commercial properties of the late 19th and early 20th centuries are single-light wood forms that vary from simple flush or paneled designs to those with elaborate decorative detail. Double doors were common, and many entrances also featured transoms of decorative degrees. Because they are a key focal point of commercial properties, major alterations to entrances or replacement with inappropriate doors can severely affect the character of a historic building. Therefore, preservation and retention of original doors and entrances is extremely important. Missing or severely deteriorated doors should be replaced with historically appropriate doors.

For more information on doors and entrances, refer to *Design Guidelines for Residential Historic Districts in Salt Lake City*, page 79.



*Original wood doors at 22  
100 South.*

### **Staircases and Steps**

Because of changes in grade along Salt Lake City's streets, not all commercial entrances are at street level and some commercial buildings have exterior steps or staircases as part of their original design. If this is the case, such original elements should be preserved and maintained. Exterior staircases or steps should not be added to buildings where none historically existed. Original steps and stairs accessing entrances should be retained and repaired with materials to match the original. If original steps are beyond repair, they should be rebuilt and replaced with new stairs to match the originals

### **Lighting**

Original light fixtures are details that contribute to a building's unique historic character by helping to portray a sense of time and place. If any historic light fixtures remain, they should be retained and maintained.



## ***DESIGN STANDARDS FOR STOREFRONTS***

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### ***Storefronts***

**Historic storefronts and their components should be retained and maintained.**

Storefronts are often the most visible feature of historic commercial buildings. Storefront components, including display windows, bulkheads, transoms, doors, cornices, pillars, and pilasters, should be maintained with proper care and treatment. These historic storefront components should not be covered or concealed with modern materials.

**Deteriorated or damaged storefronts or components should be repaired so that the storefront retains its historic appearance.**

**Missing storefronts or components should be replaced so that they replicate the historic storefront.**

Replacement components should match the original in size, material, texture, and detail. Use historical photographic evidence to help determine the design and style of missing components.



*Good examples of rebuilt storefronts are those at 68 East K Street (above) and 740 2nd Avenue (right).*



***DESIGN STANDARDS FOR STOREFRONTS, continued...***

***Awnings***

**Awnings should be of traditional design.**

Shed awnings are most appropriate for commercial buildings in Salt Lake City. Arched awnings are appropriate for arched openings. The use of bubble, concave, or convex forms is discouraged. Internally lit awnings and vinyl awnings are inappropriate. Awnings may be retractable or fixed in place. Awning colors should be compatible with and complementary to the building. Avoid harsh or overly bright colors.

**Placement of awnings should be such that it does not cover or detract from architectural details and elements.**

If pilasters or columns define the storefront, awnings should be placed within these spaces rather than overlap the entire storefront. Upper façade windows are also appropriate locations for awnings. Transom lights of prism glass or stained glass are important visible features of a building and should not be covered by awnings.

**Awnings should be of traditional materials.**

**Solar panels on awnings are inappropriate.**



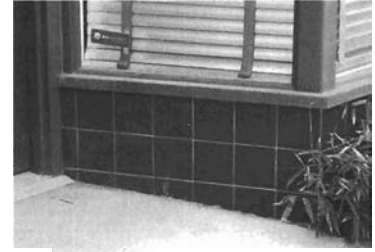
*Awnings are appropriate for Salt Lake City commercial buildings: 501 East 300 South (left) and 736 North 300 West (right).*

***DESIGN STANDARDS FOR STOREFRONTS, continued...***

***Display Windows and Bulkheads***

**Preserve and maintain original display windows and bulkheads.**

Display windows and bulkheads are essential elements of traditional storefronts and contribute significantly to a commercial property's historic character and appearance. If at all possible, it is better to repair rather than replace original features.



*An example of an original tile bulkhead at 422-426 North 300 West Street.*



*An original display window at 82 East Q Street.*

**Replacement display window and bulkheads should match the original in location, design, size, and materials.**

If original display windows or bulkheads are missing or deteriorated beyond repair, they may be replaced with new ones to match the original. If the original is unknown, replacement windows should be traditionally scaled with large glass lights and with as few structural divisions as possible to maintain the traditional transparent storefront look. If the original bulkhead material is unknown, replacement may be of wood or brick.



*This rebuilt bulkhead at 361 North Center Street is a good example of in kind replacement.*

**Install proper framing and glass when repairing or replacing display windows.**

Window mullions or framing should be of wood, copper, or bronze metal. Clear glass should be installed on storefronts, not tinted glass. Interior shades or blinds can be utilized for privacy.

**DESIGN STANDARDS FOR STOREFRONTS, continued...**

***Doors and Entrances***

**Original doors and entrances should be preserved and maintained.**

Original doors, surrounds, transoms, sidelights, and detailing should not be removed or altered. Original framing such as jamb, sill, and headers of openings also should be retained/maintained. Historic door openings should not be filled or partially blocked.

**Repairs to deteriorated or damaged historic doors should be consistent with historic materials.**

When repairing historic doors, use methods to retain their historic fabric and appearance as much as possible. Epoxy is helpful in strengthening and replacing deteriorated wood.

**Historic doors that are beyond repair or are missing may be replaced with new doors that replicate the originals.**

Replacement doors should match the historic door in materials and size, and should be appropriate for the style and period of the building. They should have the same series of panels and have a frame of the same dimensions. Door replacement should be based on documented research and/or historic photographs. Neighboring buildings of the same style and similar date of construction may provide guidance for identifying appropriate doors. In replacing missing original doors, replacement doors should be similar in design to the original in style, materials, glazing (glass area) and lights (pane configuration).



*Salt Lake City's commercial buildings have a variety of doors and entrances: Original double doors at 361 N. Main Street (left) and 740 2nd Avenue (center), and an original steel door at 736 N. 300 West Street (right).*

**DESIGN STANDARDS FOR STOREFRONTS. continued.**

**Do not install new door openings where none existed.**

Installing new door openings is not recommended. New openings, when permitted, shall be compatible in scale, size, proportion, placement, and style to historic openings. New openings should be located on side or rear elevations rather than the main façade

***Staircases and Steps***

**Original staircases and steps should be retained.**

Staircases and steps that are original to a building are another historic component of the building and add to its historic identity.

**Repairs should be made with in kind materials.**

Wood and concrete stairs should be repaired with materials to match the original.

**The addition of handrails is allowed.**

Historic stairs or steps that never had handrails may have wood or metal handrails added if they are compatible with the style and design of the building. New or replacement stairs or steps can be designed to include handrails that are simple in design and no larger than 1-1/2" in diameter. These handrails can be attached to existing historic staircases when required to meet codes.



*Rebuilt doors, such as this example at 428 300 South, should replicate the original as closely as possible.*



***DESIGN STANDARDS FOR STOREFRONTS, continued...***

*Lighting*

**Maintain historic light fixtures.**

Historic light fixtures add to the historic character of a building and should be preserved if possible. Deteriorated or damaged historic light fixtures should be repaired using methods that allow them to retain their historic appearance.

**Repair or replace missing or severely damaged historic light fixtures with replacements that replicate the originals.**

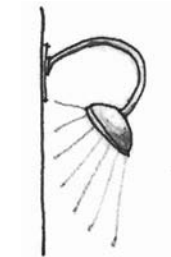
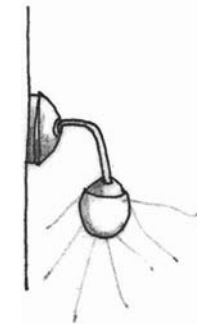
Original light fixture design may be documented through photographic or physical evidence. If no such evidence exists, a design matching the building's period and style is most appropriate.

**Fixtures introduced to the exterior should be simple in design and appropriate to the character of the building**

If modern light fixtures are desired as replacements or where light fixtures previously did not exist, they should be unobtrusive, conceal the light source, and direct light toward the building.

**Light fixtures should not damage or obscure architectural features or other building elements.**

When securing light fixtures, make sure they do not damage masonry, siding, or other historic materials. Lights should be positioned in a manner that enhances visibility without detracting from the building's historic character.



*Examples of appropriate commercial lighting fixtures.*



*Good lighting choices for historic buildings should be simple and unobtrusive, such as the example shown above at 361 North Main Street.*



*Swan- or goose-neck fixtures in dark metals are appropriate new light fixtures for commercial buildings, as at 82 East Q Street (left) and 422-426 North 300 West (right).*

## ***B. PRIMARY MATERIALS***

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### **Policy:**

Primary historic building materials, such as brick, wood siding, or stone, should be preserved in place whenever feasible. If historic materials are damaged, limited replacement with material matching the original may be considered. Proper maintenance of historic primary materials is important and they should not be subjected to harsh or abrasive cleaning treatments. Historic primary materials should never be covered or concealed.

### **Background**

Wood siding and brick were the dominate primary building materials in Salt Lake City. Stone and adobe were used as well, but adobe was typically covered with wood siding. The distinct qualities of primary building materials, including its texture and finish as well as size and scale, help to determine the overall historic character of a building. Proper maintenance of primary materials is key to their preservation. Wood surfaces should be painted and masonry should be kept dry.

When deterioration occurs, primary materials should be repaired. In cases where materials are beyond repair, replacement with material matching the original is an option. Replacement of original materials should be as minimal as possible, however, in order to maintain as much primary building material as possible.

### **Brickwork and Masonry**

Brick and stone have been typical primary building materials in Salt Lake City since its founding. The unique scale, texture, and finish of the brick or stone used in a given building contribute to its distinct appearance and historic character. Soft mortars with a high ratio of lime were traditionally used to construct earlier buildings, and the inherent color of this material was also an important characteristic. When repairing historic masonry, it is important to match the original materials as closely as possible.



*Historic masonry adds distinct character to buildings and should be preserved and maintained with proper care. (328 South Main Street)*

***PRIMARY MATERIALS. continued...***

If properly maintained, masonry can last indefinitely. The keys to brick and mortar preservation are to keep water out and to apply a soft mortar when repairs are needed. For more information about brickwork and masonry, please refer to *Design Guidelines for Residential Districts in Salt Lake City*, page 61.



*Hard mortars do not allow brick to expand and contract...*



*which leads to cracking and spalling.*

**Siding**

Wood siding is not as common on commercial buildings as masonry, but in instances where it is the original exterior material, siding plays a key role in the historic appearance of a building. Covering original siding with new materials is not allowed. Not only do new materials such as vinyl and aluminum poorly replicate the appearance and texture of wood siding, these materials can also cause damage to historic buildings. Synthetic sidings do not allow the historic building to “breathe” and provide sufficient permeability. These types of siding can trap moisture and condensation between it and the wood underneath, leading to rotted wood and structural problems. Removal of synthetic siding and the rehabilitation of original wood siding is highly encouraged.



*Original wood siding should be preserved and maintained. (801 East 1st Avenue).*

## ***PRIMARY MATERIALS, continued...***

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### **Cast Iron and Metal**

Many of Salt Lake City's historic commercial buildings display decorative cast iron and other metals including copper, tin, and steel. Exterior metals may have both structural and decorative uses and are found in cornices, window hoods, capitals, columns, lintels, sills, and other decorative elements. Metal features should be preserved and maintained or replicated with new metal to match the original. Metals should be cleaned by the gentlest means possible.

### **Paint**

Paint colors are not reviewed. However, property owners are encouraged to use colors consistent with the building's architectural style and period. Salt Lake City commercial buildings appear in a wide variety of color schemes. Paint color does not impact the form of a building, but it can affect the perception of the building and help it blend into the surrounding streetscape. Selected colors schemes should be compatible with surrounding structures to create a sense of visual continuity along the block, and they should reflect the historic style and period of the building.

Generally, removal of exterior paint from historic buildings should be avoided unless absolutely necessary. Conditions such as mildewing, excessive chalking, or staining may warrant paint removal. In such cases paint can be removed to the next sound layer using the gentlest means possible. If continuous patterns of deep cracks occur in paint or if extensive blistering and peeling occur, the old paint should be completely removed before repainting. If woodwork is stripped to bare wood, priming should take place within 48 hours (or as soon as wood is dry if it is wet).

Masonry or brick buildings that that have not been previously painted should not be painted. Exceptions are when masonry is mismatched due to improper repairs, repointing, etc. and painting would unify the exterior appearance. Paint may be applied to masonry walls that have been sandblasted in order to form a sealant surface.

For more information about paint and paint color, please refer to *Design Guidelines for Residential Historic Districts in Salt Lake City*, page 133.



*Cast iron details add to the historic character of a building (68 North K Street).*



## **DESIGN STANDARDS FOR PRIMARY MATERIALS**

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### ***Brickwork and Masonry***

**Original brick, stone, terra cotta, cast concrete and other masonry original to a building should be preserved and maintained.**

Masonry is a character-defining element of historic buildings. Different textures, finishes, and patterns contribute to a building's distinct appearance and should be preserved in place to retain the building's historic character. Original masonry surfaces should not be covered or concealed with non-historic materials such as stucco, metal, adobe or vinyl.

**When cleaning masonry, use the gentlest means possible.**

Historic masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains, and should never be subjected to any kind of abrasive cleaning such as sandblasting. The use of detergent cleansers to remove dirt or grime from masonry is acceptable. Water and a mild detergent using natural bristle brushes, and/or a non-harmful chemical solution, both followed by a low-pressure water rinse is recommended. When cleaning brick, it is advisable to test a small area first to ensure the procedure and cleaning agent are compatible with the masonry. Do not clean or remove paint from masonry with high pressure water that exceeds 600 pounds per square inch.

**Historic masonry should remain visible and untreated.**

Masonry that has never been painted should remain unpainted unless the brick and mortar is extremely mismatched from earlier repairs or patching. Buildings that have been sandblasted and show significant brick and mortar erosion may be painted to help seal the masonry surface. If bricks have lost their protective outer coating, paint may be used for preservation. If repairs have failed to stop water from getting into bricks, water-repellant coatings might be used. The use of silicone-based water sealants on masonry walls is not recommended. Silicone-based water sealants do not allow the brick to "breathe" and can trap moisture within inside walls.



*Leave historic brick unpainted. (271 Center Street).*

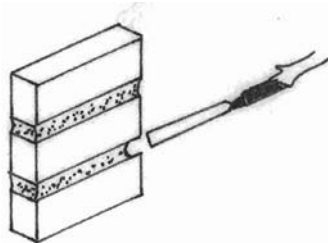
***DESIGN STANDARDS FOR PRIMARY MATERIALS, continued...***

**Avoid the use of power tools on historic masonry.**

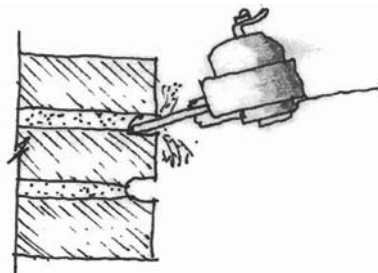
Power tools are damaging and should be avoided when removing mortar. Hand tools are preferred since they allow for precision work and brick preservation.

**Preserve original mortar when feasible, but if repointing is necessary use compounds similar to the original.**

Soft mortar with a high ratio of lime was traditionally used in historic masonry buildings. Little, if any, Portland cement was used. Many contemporary mortars are much harder and should not be used in historic mortar repairs. When repointing historic mortar, it is important to use a mix that is similar to the original so as to ensure the preservation of the historic brick. Contemporary mortars are often too hard for older masonry and do not allow the brick to expand and contract properly, which causes breaks in the brick.



*Hand tools (above) are preferred when removing mortar. Avoid power tools (below) which can damage historic masonry.*



**DESIGN STANDARDS FOR PRIMARY MATERIALS, continued...**

***Siding***

**Original siding should be preserved and maintained.**

Original siding material is a significant part of the fabric of a structure. It provides scale, texture, and shape, which help to define and characterize an architectural style. Loss of original siding can change the identity of a building in an adverse manner.

**Original siding should be repaired when necessary, and replaced only if it is proven to be deteriorated beyond repair.**

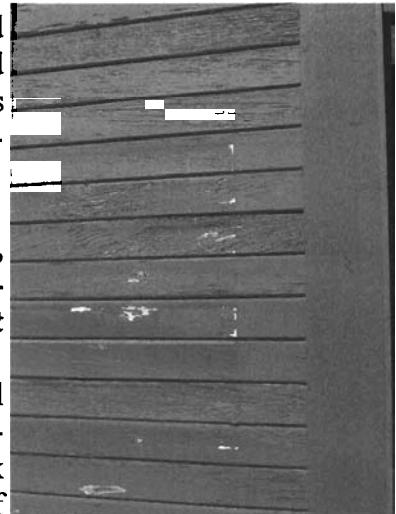
Regular maintenance of siding will ensure its longevity. Wood siding should be painted or opaque stained to provide a finished surface. (Paint color is not reviewed.) If replacement of siding is necessary due to deterioration, new siding should match the original in size, placement, and design.

**Synthetic or substitute materials such as vinyl, aluminum, and asbestos are not compatible materials to historic buildings built prior to 1950, and are not allowed as replacement materials on these earlier historic buildings..**

Synthetic sidings do not adequately replicate siding of traditional materials and greatly detract from a building's historic appearance. Replacement of traditional materials such as wood or brick with synthetic materials is not allowed. However, these types of materials might be suitable for buildings constructed in more recent decades.

**Clean siding with the gentlest means possible.**

Destructive, dangerous, and/or abrasive cleaning techniques, such as propane torching and sand- or water-blasting, are not allowed.



*Original wood siding,  
271 Center Street.*

**DESIGN STANDARDS FOR PRIMARY MATERIALS. continued...**

***Cast Iron and Metal***

**Cast iron and metal original to a building should be preserved and maintained.**

Metal elements are often important in defining a building's historic character and significance. Original metal features should be cared for properly and not covered, removed, or obscured.

**Metal elements should be cleaned with the gentlest means possible and kept free of rust.**

Clean soft metals such as bronze, lead, tin, and copper with appropriate chemical methods because their finish can easily be damaged with abrasive methods; use the gentlest cleaning methods for cast iron, wrought iron and steel metals to remove paint buildup and corrosion. If hand-scraping and wire brushing have proven ineffective, low pressure dry grit blasting (less than 100 pounds per square inch) may be appropriate as long as it does not damage the surface.

**Repair metal features by patching, splicing, or otherwise reinforcing the metal using recommended preservation methods.**

For extensively deteriorated or missing parts, repair may also include the limited replacement in kind or with compatible substitute materials, when there are surviving examples or sufficient documentation for an accurate reconstruction of the original. Missing elements should be replicated with new metal to match the original as closely as possible in texture, profile, and appearance. In some situations, substitute materials such as aluminum, wood, plastics, and fiberglass, which are painted to match the metal, can be used. Check to be sure any substitute material is compatible with the original metal and there is no danger of a galvanic reaction.



*Original cast iron features such as those at 68 East K Street (above) and 73 South University Boulevard (below) should be preserved and maintained.*

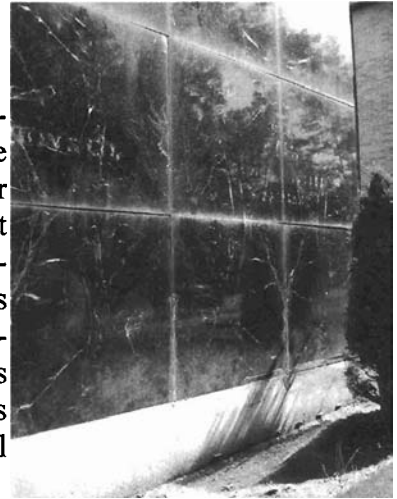


*Cast Iron columns at 268 South State Street.*

**DESIGN STANDARDS FOR PRIMARY MATERIALS. continued...**

***Tinted Glass, Marble and Stone Veneers, Concrete Panels, Porcelain and Aluminum***

In the mid-20th century a number of new materials were introduced for use on commercial building facades. These include tinted glass, also known as "Carrara Glass" which was a popular material for storefronts in the 1930s and 1940s. Other storefront materials included the use of aluminum and stainless steel for display window surrounds. During the 1950s, the use of thin veneers for exterior sheathing became popular and these materials included marble, stone, and concrete. The use of porcelain panels was also introduced during these years. Concrete panels and glass curtain walls were used for Salt Lake City's high rise commercial buildings in the 1950s and 1960s.



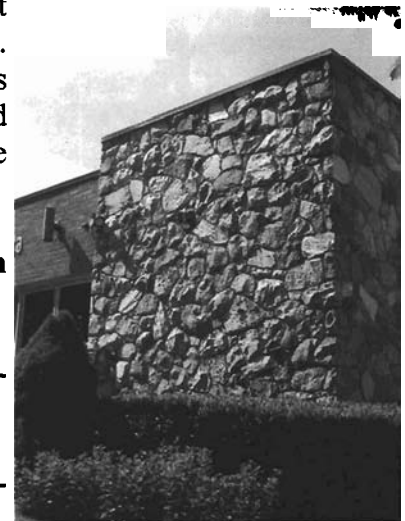
*Marble paneled veneer on the main façade at 641-645 E. South Temple which was built in 1957.*

Some of these materials are no longer manufactured and pose challenges for repair and replication. Repair is always the preferred alternative. If repair is not feasible it is recommended that materials be used to match the original as closely as possible. There is a growing industry in salvaging and selling materials from this time period and if not available locally, materials should be sought from companies on the internet. Guidelines for these materials are as follows:

**Preserve and maintain historic materials from the mid-20th century.**

**If repair is not an option, consult salvage companies or internet sources for replacement materials.**

**If exact replacement materials cannot be obtained, use materials that replicate the original as closely as possible in appearance, color and texture.**



*This stone veneer corner bay is at 633 E. South Temple and was built in 1960.*

*Porcelain panels on the 1959 Felt-Buchorn Building at 445 E. South Temple.*



***DESIGN STANDARDS FOR PRIMARY MATERIALS, continued...***

***Paint***

**Maintain the building's original historic painted or unpainted appearance.**

The painted surface of historically painted buildings or features should be maintained. Buildings that have not been previously painted should not be painted. Exceptions are when masonry is mismatched due to improper repairs, repointing, etc. and painting would unify the exterior appearance. Paint may be applied to masonry walls that have been sandblasted in order to form a sealant surface.

**Use non-abrasive methods to remove paint and protect historic masonry during removal.**

Should owners wish to remove paint from historically unpainted buildings, they should first insure that paint is not protecting bricks with damaged surfaces. Non-abrasive methods such as chemical cleaning, hand-scraping, or hand-sanding should be used in removal. Electric heat guns and heat plates are advised with caution. Abrasive or high-pressure removal methods are destructive and should never be used.



*Maintain historic painted appearances (128 South Main Street).*

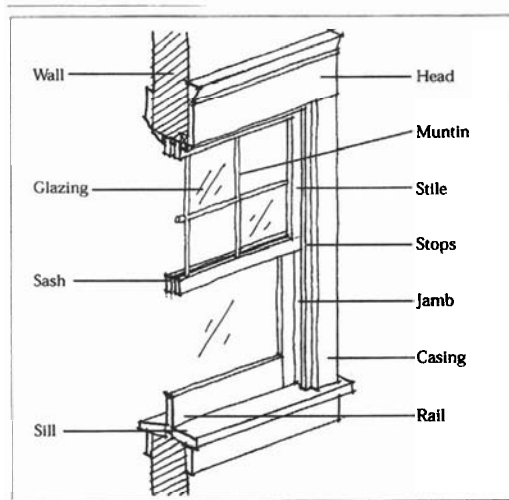
## C. WINDOWS

### Policy:

Original windows should be preserved, maintained, or repaired. Historic windows should not be concealed, enclosed or covered. If replacements are necessary due to deterioration, they should match the historic window in size, and number and arrangement of lights. Replacement window frames should also be of the same material, such as wood or metal, as original windows. Do not introduce new window openings on primary facades.

### Background

Windows are one of the most significant architectural features and visual components of historic buildings. Window design, placement, and arrangement all help to define the historic character of a building. Windows provide scale and visual interest, and they often have unique ornamental trim, hoods, or surrounds that help to define a building's style. Because historic windows are so significant to the character of a building, their retention and treatment is very important. For more information on windows, please refer to *Design Guidelines for Residential Historic Districts in Salt Lake City*, page 69.



*Profile of a sash window noting its different elements.*



## ***WINDOWS, continued...***

### **Why Preserving Original Windows is Recommended and Makes Economic and Environmental Sense**

The Salt Lake City Review Process requires the preservation and retention of historic wood and metal windows unless the windows are clearly proven to be deteriorated beyond repair. The reasons for preserving original windows include:

- Windows are a significant part of the original fabric of historic structures. They provide important architectural qualities that define and characterize an architectural style and time period as well as the scale of a building and/or historic district. The loss of windows alters the defining qualities of the historic fabric, structure and/or historic district. Rebuilding historic wood windows and adding storm windows makes them as efficient as new vinyl windows and more than offsets the cost of installation. A comprehensive window study in Vermont in 1996 found that a weatherstripped wood window with an added storm window was as energy efficient as most new vinyl thermo-pane windows.
- The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl.
- All windows expand and contract with temperature changes. However, vinyl expands more than twice as much as wood and seven times more than glass. This often results in failed seals between the frame and glass and a significant performance reduction. Vinyl windows have a high failure rate – more than one-third of all windows being replaced today are less than ten years old.

Any energy savings from replacing wood windows with aluminum or vinyl seldom justifies the costs of installation. For most buildings, it would take decades to recover the initial cost of installation, and with a life expectancy of 25 years or less, installing new vinyl or aluminum windows does not make good economic sense.

*Salt Lake City buildings contain a wide variety of window designs.*



*228 East B Street*



*159 S. Main Street*



*702 East K Street*



*569 2nd Avenue*

***WINDOWS. continued...***

- Most vinyl windows do not look like historic wood windows; their texture and thinness are inappropriate for Salt Lake City's historic districts. A more acceptable alternative, if the original windows are beyond reasonable repair, are aluminum clad wood windows with baked enamel finishes.

Historic wood and metal windows are sustainable. They represent embodied energy, are made of materials natural to the environment and are renewable.

- Vinyl is harmful both in its creation and disposal. Vinyl windows cannot be recycled and are detrimental to the environment when they are thrown away.



*Original sash windows at 68-72 South Main Street (above), and original metal casement windows at 300 300 South (right).*

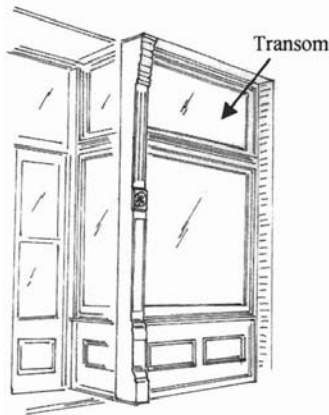


***WINDOWS, continued...***

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**Transoms**

Transoms are traditional components of storefronts of the late 19th and early 20th centuries. On the practical side, transoms allowed additional natural light in stores. They also offered additional opportunities for visual interest and decorative detail. Transoms appear above display windows and doors and should be preserved as key architectural features of storefronts and entrances. Original transoms and framing should be preserved and maintained, and, if necessary, repaired. This is especially important for decorative glass such as Luxfer glass or other decorative divided glass.



*The distinctive Luxfer glass transom at 369 South Main Street should not be removed or concealed.*

**Storm Windows**

The installation of storm windows can help in lowering energy costs and are appropriate for older structures. They provide additional protection from the weather and can be effective tools in retaining historic windows. They must, however, be carefully integrated with historic framing and details.

Storm windows should be full-view design. Storm windows may have a central meeting rail at the same location as the historic window behind it. Storm windows shall be of painted wood, anodized aluminum or baked enamel. Unfinished aluminum storm windows

## ***WINDOWS, continued...***

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are not allowed. The addition of window screens to historic windows is appropriate as long as the screens are full-view design or have a central meeting rail to match the historic window.

### **Security Doors and Windows**

Security is an important issue to commercial businesses and many owners choose to install security doors and windows to protect their properties. There are increasingly broader options for security including the addition of alarms and video surveillance. If security doors or windows are installed, they should not damage or detract from the building's historic character and appearance.

The installation of non-obtrusive security doors and appropriate burglar guards can be approved. Although less appropriate on main facades, security doors may be installed if they are full view design or have minimal structural framing that allows the viewing of the historic door behind it. Ornate security doors with extensive grillwork or decorative detailing are not allowed. Burglar guards should also be as visually unobtrusive as possible. More recently, security grilles and storm/screen windows and doors have been added to buildings for additional protection from the weather. These items must be carefully detailed to integrate with historic framing and details on individual structures.



*Security bars are more appropriate on side or rear elevations (73 400 South).*

## ***DESIGN STANDARDS FOR WINDOWS***

### ***Treatment of historic windows***

#### **Preserve and maintain original windows.**

Window openings, windows, window details, and the size and shape of these elements help establish rhythm, scale and proportion of buildings and reflect architectural style and character

#### **Repair deteriorating windows as needed. When possible, replace missing panes or sashes rather than entire windows.**

Retaining as much of the historic window material and detail as possible will help protect the building's historic character and appearance. Replace only those elements necessary. Use epoxy to strengthen deteriorated wood.

### ***Replacement Windows***

#### **Replace windows only if they are beyond repair, and replacements should match the original in size, materials, and number and arrangement of lights.**

Wood is the preferred material for new windows. Most major window manufacturers have appropriate sized wood windows for historic commercial buildings. Anodized or baked-on enamel aluminum, in white or dark finishes is also appropriate; however, for multi-story buildings consider installing wood windows on the second story and baked or anodized aluminum windows on the third floor and above. The installation of vinyl windows is not allowed. These windows do not have the same appearance and profile as wood or aluminum windows.

### ***Transoms***

#### **Original transom glass and framing should be preserved and maintained.**

Transoms add distinct character and are important storefront elements. Repair transoms as necessary with materials that match the original.

#### **Transom lights should not be obscured.**

Transoms should not be covered or concealed by signs, the introduction of new materials, or other items.



*These one-over-one sash windows at 372 200 South are a good example of replacement windows. They match the historical design and configuration of the original windows.*



*Original transoms enhance historic character and are important elements of commercial storefronts.*

*Above: 361 North Center Street*

*Below: 361 North Main Street*



## ***DESIGN STANDARDS FOR WINDOWS, continued***

### ***Storm Windows***

**Storm windows and doors should be of appropriate material and design so as not to detract from the building's historic appearance.**

Storm windows and doors should be of wood, baked-on enamel or anodized aluminum and fit within the window frames, not overlap the frames. Storm windows should be full-view design or with the central meeting rail at the same location as the historic window. Storm doors should be of full-view or half-light design. They should be compatible with the existing door and not obscure or cover architectural features.

### ***Security Doors and Windows***

**Security doors are most appropriate for rear and side elevations.**

Entrances on primary facades are key focal points and visual elements of historic buildings, and security doors can detract from their historic appearance. Entrances on side and rear elevations are less visible and more appropriate for security doors and windows.

**Security doors and windows should be full-view design or have a central meeting rail that matches the historic door or window.**

A full-view design allows the visibility of the historic door. Security doors with ornate or decorative grillwork obscure historic features and are not allowed.



*Security doors and windows are most appropriate on rear or side elevations.  
Left: 89 North D Street  
Right: 68 North K Street*



## ***D. ARCHITECTURAL DETAILS***

### **Policy:**

Historic architectural details and features are important stylistic elements that help to define a building's character and should be preserved and maintained. Historic architectural details should not be removed or concealed. If repair or replacement is necessary, replacements should match the original as closely as possible in material, design, color, and texture.

### **Background**

Architectural details convey historic character by adding visual interest, defining building styles, and exhibiting design and craftsmanship. Architectural details include features such as columns, pilasters, window hoods and surrounds, brackets, cornices, and decorative panels, windows, and ornamentation. A variety of finishes and materials, including brick, stone, concrete, metal, and tile, are used to provide unique features of individual buildings.

For more information on architectural details, please refer to *Design Guidelines for Residential Historic Districts in Salt Lake City*, page 93.



*Preserve and maintain architectural details, 145 South State Street.*



*Architectural details exhibit craftsmanship and help convey a building's distinct character.  
At left: The Felt Building, 341 South Main Street.*



***ARCHITECTURAL DETAILS, continued...***

**Cornices**

Cornices are important in providing decoration at the tops of buildings. Cornice designs are often associated with particular architectural styles and their preservation is important to maintaining the historic character of buildings. Historic cornices should be preserved and maintained. Historic cornices should not be removed, concealed or covered with modern materials. Repairs should be in keeping with the configuration, details, and materials of the original cornice.



*Salt Lake City commercial buildings offer a wide variety of cornice styles and materials, each giving its building distinct character and identity.*

*Above: A wood cornice at 682 700 East Street.*

*Top left: A corbelled brick cornice at 89 North D Street.*

*Center left: A copper cornice at 301 South Main Street.*

*Bottom left: a stone cornice at 268 South State Street.*



## ***DESIGN STANDARDS FOR ARCHITECTURAL DETAILS***

### **Historic architectural details and features should be retained and maintained, and not covered or concealed.**

Historic architectural features convey style, character, and craftsmanship, thus preserving and maintaining these elements is important in retaining a building's historic integrity. Likewise, the removal or concealment of original architectural details will detract from a building's historic character. Proper care and maintenance will help to ensure the longevity of architectural details and features..

### **Only serious staining should warrant cleaning.**

Clean architectural details and features only when necessary in order to prolong their lifespan. In general, water, mild detergent, and brushes are appropriate cleaning tools.

### **When repairing deteriorated or damaged historic architectural features, use the methods that allow them to retain their historic appearance and as much of the building's historic fabric as possible.**

For decaying wood, it is appropriate to apply epoxy to strengthen damaged areas and fill in small openings. For large areas of decay, cutting out damaged areas and piecing new wood into the gap is appropriate. For lightly rusted metal features, hand scraping or chipping or use of a wire brush are appropriate ways to remove rust and damaged paint. If rusting is heavy, alternative methods include low pressure grit or sand blasting, flame cleaning, and chemical treatment. These latter methods are more hazardous and should be undertaken with professional help. For their protection, adjacent materials such as brick, glass, and wood should always be covered during grit blasting. Metal pieces should be painted immediately following rust and paint removal. Epoxies may be used to fill small gaps.



*Details such as this decorative keystone at 32 Exchange Place should be preserved and maintained.*



*Above: Orpheum Theater, 128 South State Street.*



*Decorative elements such as this statue at the Orpheum Theater, are part of a building's unique identity.*

***DESIGN STANDARDS FOR ARCHITECTURAL DETAILS. continued...***

**Architectural features should not be added to buildings where none historically existed.**

Architectural details and features are inherent visible elements of the historic style and appearance of a building, and just as taking away original features will alter a building's historic character, introducing elements will also compromise the building's historic integrity.

**Replace missing or severely damaged historic architectural details and features with examples that replicate the original.**

Replacements should match the original in design, materials, proportion, and detail. Original details may be documented through photographic or physical evidence. Where no such evidence exists, a simple design in keeping with the building's historic architectural style and period is appropriate.



*Classical columns and an accentuated entrance are key architectural features of the Gallery of Fine Art at 151 South Main Street.*

**DESIGN STANDARDS FOR ARCHITECTURAL DETAILS. continued...**

***Cornices***

**Historic cornices should be preserved and maintained.**

Cornices are prominent visible and often decorative features of historic buildings and help to define their character. Original cornices should not be removed, covered, or concealed with modern materials.

**Cornices should not be added to buildings if the building appears to have never had such a feature.**

Adding elements to historic buildings that were not there originally detracts from the building's integrity.

**When replacing a missing cornice, match the original in style, materials, size, and design.**

In cases where original cornices are missing, rehabilitation through the installation of new cornices based on physical or pictorial evidence of the original design is encouraged. Local libraries have excellent photographic coverage of Slat Lake City from the nineteenth and early twentieth centuries.



*Historic cornices should be preserved and maintained (222 300 South).*



*Architectural details of the Capitol Theater include an ornate cornice and decorative window hoods and surrounds.*

## **E. ROOFS**

### **Policy:**

Roofs help to determine building style and are important elements of historic appearance. Historic roof shapes should be retained. Public visibility of modern features should be limited.

### **Background**

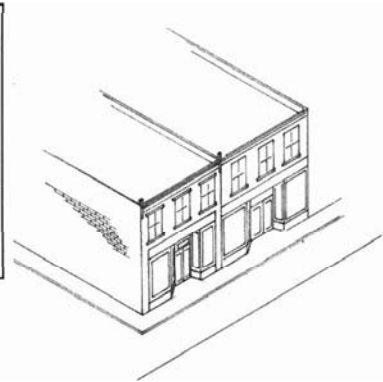
Roof shape and design are often major features for historic buildings. Repetitions of similar roof forms along a street or block add to the sense of rhythm, scale, and cohesiveness. Roof pitch, materials, size, and orientation are all contributing factors to roof character and appearance. The most common roof forms for commercial buildings are flat or shed roofs, with gable and hipped forms being less common. Common commercial roof features include parapets, cornices, and decorative elements such as finials and cresting.

For more information on roofs, please refer to *Design Guidelines for Residential Historic Districts in Salt Lake City*, page 97.

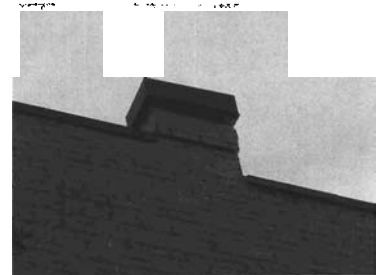
### **Chimneys**

Chimneys are generally not prominent features on commercial buildings. Most commercial buildings utilized brick flues to release heat and these were located along side or rear walls and generally were not visible.

Original chimneys should be retained and maintained, even if they do not serve their historic function. Removing an original chimney lessens a property's architectural integrity as well as a traditional building pattern indicative of a property's history. Chimneys should be maintained and preserved in accordance with the primary materials guidelines.



*Most historic commercial buildings were designed with flat or sloping roofs.*



*Original chimney, 68 North K Street.*

***ROOFS, continued...***

**Gutters and Downspouts**

Gutters and down spouts are important utilitarian elements of buildings. Boxed or built-in gutters are the style most traditionally used through the mid 20th century. The installation of gutters and downspouts is important to the maintenance of buildings as they provide proper drainage and prevent water damage to roofs, walls, and foundations.

Gutters and downspouts help to protect buildings from water damage and should be regularly maintained. Built in box gutters or hidden gutters should be preserved and repaired as needed. If new hanging gutters are required, half-round designs are the most historically accurate. "K" or ogee design gutters of aluminum



*Appropriate rear gutter and downspout at 784 North 300 West Street .*

**Skylights**

Skylights typically are modern additions to buildings that can add more natural light to a building's interior. The addition of skylights to an historic building is appropriate if their installation does not damage any significant architectural feature and their placement is such that they cause minimal visual impact to the historic appearance of the building.

The installation of skylights is appropriate as long as they are placed on rear roof lines, behind gables or dormers, or otherwise not visually dominant. Skylights which are flush with the roofline or lie flat are appropriate.

## ***DESIGN STANDARDS FOR ROOFS***

### **Historic roof shapes and features should be retained.**

Roofs should be preserved in their original size, shape and pitch, with original features (such as cresting, finials, etc.). Retain and preserve roof related features such as parapet walls, cornices, and chimneys.

### **The introduction of new roof elements should not detract from the building's historic appearance and character.**

New roof elements such as skylights, solar panels, decks, balconies, and satellite dishes should not be visible from the street.



*Maintain historic roof shapes  
(271 Center Street).*

### ***Chimneys***

#### **Original chimneys should not be removed or altered.**

Preserve original chimneys even if they are no longer functioning as they are important architectural features. Chimneys should not be covered with stucco or other veneers. Clay, slate and stone caps are appropriate.

#### **Chimneys should be cared for following the guidelines for brickwork/masonry.**

When necessary use gentle cleaning methods. Use soft, historic mortar compounds that match the original when repointing.

#### **If chimneys become unstable and need to be rebuilt, they should match the original as closely as possible.**

Chimneys may be rebuilt if they become unstable or damaged. Repairs should match historic materials, shapes, mortar, material color, and brick patterns.



*Maintain and preserve  
original chimneys.  
Left: 82 East 400 Street  
Right: 70 North F Street*





## ***DESIGN STANDARDS FOR ROOFS, continued...***

### ***Gutters and Downspouts***

**Gutters, downspouts, and splashblocks should be used and maintained.**

Existing boxed or built-in gutters should be retained and kept in good working order. Deteriorated or damaged gutters should be repaired.

**If original gutters are beyond repair, replacement gutters of an appropriate type should be installed.**

The most appropriate design for hanging gutters is half round. For buildings dating from or influenced by designs from the 1940s or later, ogee gutters are also appropriate.

**Locate downspouts away from architectural features and on the least public elevation of the building.**

Proper placement of downspouts will protect the building and not detract from its historic character.

### ***Skylights***

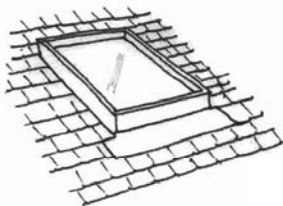
**Skylights that are original to a building should be preserved and maintained.**

**Skylights should be placed in inconspicuous areas where they will not detract from the historic appearance of the building.**

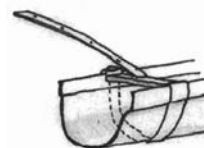
Added skylights should be placed on rear rooflines or behind gables, parapets, or dormers. Skylights should not be readily visible from the street.

**Use appropriate skylight design.**

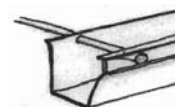
When installing skylights, the most appropriate styles are those that lie flat or flush with the roofline. Convex or “bubble” designs are not allowed.



*Skylights which are flush with the roof and not readily visible from the street are appropriate for commercial buildings.*



*Half round gutters, as shown above, are the most appropriate for Salt Lake City's historic buildings. Ogee gutters, below, may be acceptable for post-1940 structures.*



*Appropriate downspout, Design and placement, 740 East 2nd Street.*

## ***F. FOUNDATIONS***

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### **Policy:**

Foundations in Salt Lake City are most often brick, stone, or concrete masonry walls. Original foundation materials should be preserved and maintained. Foundations should be repaired and maintained in keeping with masonry guidelines.

### **Background**

Historic commercial building foundations are typically of brick, stone, or concrete. Proper maintenance and repairs will help insure the longevity of historic foundations. During winter months it is important to avoid contact between foundations and salts or other ice melts as these have a destructive effect on historic masonry.

### ***DESIGN STANDARDS FOR FOUNDATIONS***

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#### **Original foundations should be preserved and maintained.**

Original foundation materials, design, and detailing should be maintained. Original foundations should not be covered with concrete block, plywood panels, corrugated metal, or wood shingles.

**Follow masonry guidelines for cleaning, care, and repair of masonry foundations.**

**If replacement foundations are necessary, they should match the original as closely as possible.**

Replacement materials for foundations should match the historic foundation and be installed using similar construction techniques.



*A concrete foundation at  
422-426 North 300 West Street.*

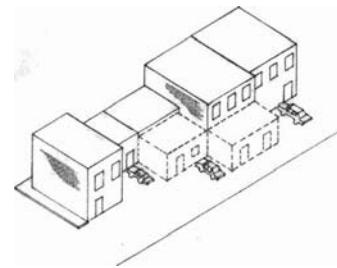
## ***G ADDITIONS***

### **Policy:**

Additions should use design, materials, and placement that minimize their affect on the historic appearance and character of the building and district. Additions should be compatible in size, scale, and design with the historic building.

### **Background**

Additions provide owners with flexibility in their building use. As businesses grow and change, they often require more space, and additions fill this need. When adding to historic commercial buildings, the most important consideration is to maintain the building's historic character and appearance. Additions should be compatible with the historic building's style, scale, and form. For more information on additions, please refer to *Design Guidelines for Residential Historic Districts in Salt Lake City*, page 105 .



### **Rear Additions**

Rear elevations are the most favorable locations for additions on historic commercial properties. Rear additions are less visually obtrusive and allow the historic primary façade to remain intact. Size and scale of rear additions should not overwhelm the original building and not damage historic architectural features.

*Shown is appropriate placement for ground level additions.*

*Rear elevations are best for additions to commercial properties.*

### **Lateral Additions**

Lateral additions are less preferable than rear additions, but may be considered. It is important that the size and scale of new lateral additions be smaller than the original building, and that such additions not detract from the historic form and character of the original building. Construction of lateral additions should not obscure or damage significant architectural features of the building.

### **Roofline Additions**

Often the only option to expand usable interior space in a building is to go up. If this is the case for an historic building, it is important that the rooftop addition be recessed sufficiently from the primary façade so that the addition is not readily visible from the street.

***ADDITIONS, continued...***

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**Decks**

Decks are modern additions to buildings, and their addition to commercial buildings is rare. However, should a property owner choose to construct a deck on his or her historic property, it is important that its addition not damage or conceal significant historic architectural features, and that the deck does not adversely impact the historic appearance or character of the building. If added to historic buildings, decks should be constructed on a building's rear elevation or another location that is not visible from the street.

**Conversion of Residential Properties to Commercial Use**

Often properties originally constructed as residential buildings are converted for commercial purposes. Residential design guidelines will apply to the majority of these properties. If the historic use of the building is as a residence, the building will be reviewed under the current *Design Guidelines for Residential Historic Districts in Salt Lake City*. This includes residential buildings that have been remodeled into offices or other commercial use. However, if a building historically used as a residence undergoes a major exterior conversion, such as the addition of a storefront to the main façade, and its appearance is more in line with that of a commercial property, then the building will be reviewed under the city's commercial design guidelines.

*A number of neighborhood commercial buildings were converted into residences in late 20th century. This building at 479 North 200 West lost its original storefront and entrance when it was redesigned for residential use.*



## ***DESIGN STANDARDS FOR ADDITIONS***

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### *Rear Additions*

**Additions should be compatible with the original building in scale, proportion, rhythm, and materials.**

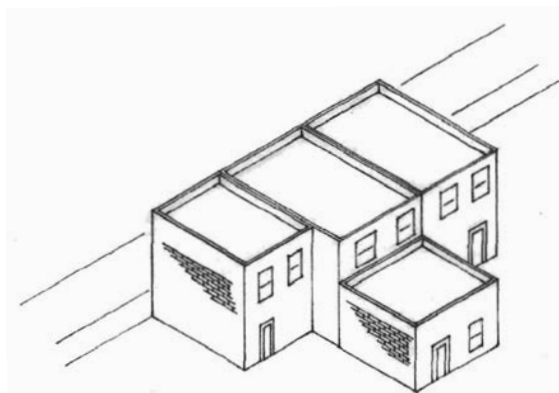
Overall design of the addition should be in keeping with the character of the historic building and not detract from its historic character. Elements such as roof pitch, materials, window design, and general form of the addition should be compatible with those of the original building.

**Rear additions should be smaller and simpler in design than the historic building.**

The addition needs to be visually compatible but also distinguishable from the historic building. Subtle differences in materials or styles can help clarify new from original portions of the structure. The addition should be subordinate to the overall building. Size and design should compliment and not overwhelm the building. Rear additions should not be readily visible from the street.

**Rear additions should not obscure or damage significant architectural features.**

Avoid loss or alteration of cornices, architectural details, and other important features. Additions should cause minimal damage or removal of historic walls or roofs. Existing openings should be used to connect the building and the addition.



*The location, scale, proportion, rhythm, materials, and size of this addition are all appropriate.*

## ***DESIGN STANDARDS FOR ADDITIONS, Continued...***

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### ***Lateral Additions***

**Lateral additions should be compatible with the original building in scale, proportion, rhythm, and materials.**

Overall design of the addition should be in keeping with the character of the historic building and not detract from its historic character. Elements such as roof pitch, materials, window design, and general form of the addition should be compatible with those of the original building.

**Mass and scale of lateral additions should be subordinate to that of the historic building.**

Lateral additions should be as visually unobtrusive as possible and not detract from the historic form and character of the original building.

**Design lateral additions so that they will not obscure or damage significant architectural features.**

Avoid loss or alteration of cornices, architectural details, and other important features. Additions should cause minimal damage or removal of historic walls or roofs. Existing openings should be used to connect the building and the addition.

**Additions should be distinguishable from the historic building: they should be smaller and simpler in design.**

While additions need to be visually compatible with the historic building, they also need to be distinguishable as a product of their own time. Subtle differences in materials or styles can help clarify new from original portions of the structure. Additions should be subordinate to the overall building. Size and design should compliment and not overwhelm the building.

***DESIGN STANDARDS FOR ADDITIONS, continued...***

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***Roofline Additions***

**Mass and scale of rooftop additions should be subordinate to that of the historic building.**

Rooftop additions should be smaller and simpler in design than the historic building. Upper story additions should not overhang the lower floors.

**Rooftop additions should use similar roof forms to the buildings to which they are attached.**

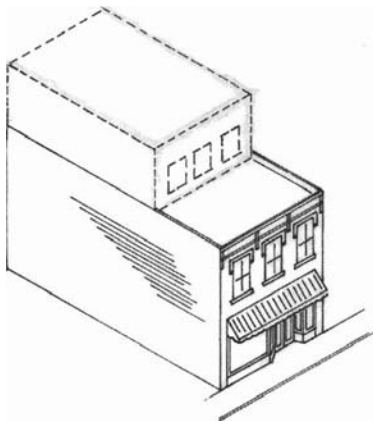
The roof form of the addition should mimic that of the original building. For example, if the original building has a flat roof, then the addition should have a flat roof as well.

**Additions should not cause the removal of character-defining materials and features.**

Addition design and placement should not obscure or damage significant architectural features including cornices and parapets.

**Rooftop additions should be recessed.**

The original profile of the historic building should be maintained. The mass and scale of the original façade should be preserved and not be overwhelmed by a rooftop addition.



*Rooftop additions should be recessed so that they are not visible from the street. Roof forms of the additions should mimic that of the main building.*



***DESIGN STANDARDS FOR ADDITIONS, continued...***

***Decks***

**Locate decks where they are not visible from the street.**

Locate decks on the rear elevations of buildings. They may also be located on a side elevation if screened from view from the street via fencing or plants. They may also be located on the roof if screened from view through either placement or roof parapets.

**Decks should be simple in design.**

In order not to detract from the historic architecture, decks should be simple in design. Wood balusters should be less than three inches apart.

**Decks should be constructed of wood or metal.**

**Stain or paint decks in colors that are compatible with those of the building.**



*Rear decks of wood construction are appropriate at rear facades not readily visible from the street. .*



*Decks such as this second floor addition at 68 North K Street are appropriate as long as they are not readily visible from the street and are located at rear facades.*