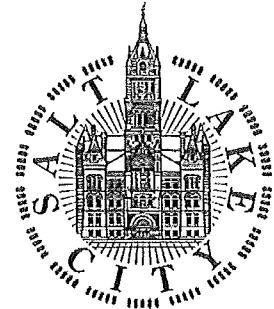


**HISTORIC LANDMARK COMMISSION
STAFF REPORT**



Planning Division
Department of Community and
Economic Development

**Commercial Design Guidelines for Locally-
Designated Historic Property
PLNPCM2009-00628
March 3, 2010**

Applicant: Salt Lake City
Administration

Staff: Janice Lew, 535-7625
janice.lew@sclgov.com

Notification:
Notice mailed on February 19,
2010
Agenda posted on the Planning
Division and Utah Public
Meeting Notice websites
February 19, 2010

Attachments:
A. Public Comment
B. Minutes
C. Summary Notes

Request

A request by the Administration to adopt Commercial Design Guidelines for locally-designated historic districts and property. The design guidelines build upon the existing document, *Design Guidelines for Residential Districts in Salt Lake City*, and bring focus to the City's commercial resources.

Potential Motions

No final action will be taken by the Historic Landmark Commission at this meeting. The purpose of this discussion is to gain feedback and direction from the Commission on the latest draft and to provide an opportunity for the public to comment.

Background

Project Description

Salt Lake City's historic preservation program is organized as a system of interrelated activities each of which play a role in protecting the City's historic, architectural or cultural resources, and that facilitate an overall strategy for economic, environmental, and community sustainability. Some of these elements are officially adopted regulations like the historic preservation ordinance. Other elements such as the design guidelines are intended to be used as means to achieve appropriate design. The design guidelines reflect the Historic Landmark Commission's philosophy that underlies all its decisions: to encourage the preservation and careful treatment of the City's historic resources, while recognizing the need for continuing adaptation and improvements to these resources. Additionally, they are based on local characteristics and goals.

Although the existing design guidelines provide a good basis for decision-making, City staff and the Historic Landmark Commission have asked that an update of the guidelines be undertaken. This issue was raised in the 2004 response to the City Council Legislative Action that reviewed the city's approach to historic preservation and is also articulated in the draft Preservation Plan. To this end, the Planning Division has received funding from the Redevelopment Agency (RDA) to develop design guidelines for commercial structures and hired consultants Thomason & Associates based in Nashville, Tennessee to lead the project.

The draft document includes the following sections:

- **Historic Overview**
- **Architectural Styles of SLC**
- **Rehabilitation Standards for Commercial Historic Properties**
- **Standards for New Commercial Construction**
- **Signage**
- **Historic Districts**

Comments

Public Comments

Public comments have been received throughout the process of creating the document. The Business Advisory Board submitted written comments. Please see Attachment A.

City Department Comments

The Redevelopment Agency submitted a markup of the draft document and asked the following questions:

- Are the design guidelines suggests or requirements?
- Where do they apply?
- What happens if an owner chooses to do something different?
- Are the design guidelines consistent with existing master plans and ordinances?

Analysis and Findings

The Salt Lake City zoning ordinance outlines the jurisdiction and authority of the Historic Landmark Commission. In addition to carrying out the general purpose set forth in section 21A.08.050 the Commission shall make recommendations to the City Council on policies and ordinances the may encourage preservation of buildings and related structures of historic and architectural significance. The zoning ordinance does not include specific standards for the consideration of adopting design guidelines.

The draft Commercial Design Guidelines document has been developed through a collaborative effort involving a variety of groups. In addition to close interaction with Planning Staff, public participation in the planning process to date includes the following (See Attachment A for comments):

- *Historic Landmark Commission* – Several meetings were held with the Commission to receive their feedback and direction.
 - *Public Workshops* – One public workshop to kick-off the project was held on June 3, 2009. The Planning Division also held an Open House on June 25, 2009. No public input was received.
 - *Public Hearings*- Public hearings were held before the Historic Landmark Commission on August 27, 2009 and September 2, 2009.
 - *City Advisory Boards* – The project was presented to the Business Advisory Board (2) and Downtown Alliance.
 - *Planning Commission* – As a courtesy to the Planning Commission, staff will provide these members with a copy of the document to solicit their comments.
- City Council* – A briefing was held on June 3, 2009 by consultant Phil Thomason, to present the first draft to City Council Members. The Historic Landmark Commission will forward a recommendation to the City Council, who will formally adopt the document.

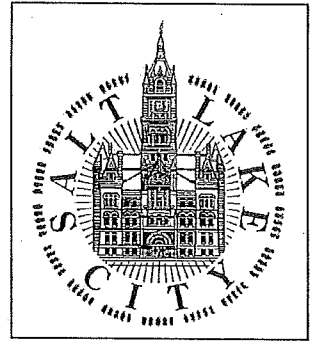
Options

The Commission may wish to consider if there are additional revises the consultant should provide that would assist the Commission in its consideration of the draft document.

Attachment A
Public Comment

OPEN HOUSE PUBLIC COMMENT FORM

February 19, 2009



Planning Division
Department of Community and
Economic Development

Commercial Design Guidelines

Name: Esther E. Hunter

Address: 337 So 1100 East

S.L.C. Ut

Zip Code 84102

Phone: (801) 652-4988 E-mail Estherahunter@hotmail.com

Comments: Please consider recommendations:

① Neighborhood Commercial - set backs
& maintaining scale, mass, street scenes
related in new construction, infill or
expansions for commercial properties
within historic neighborhoods.

② Parking lots
Guidelines for commercial properties
within historic neighborhoods that have or are
required to have flat surface parking.
Potential option → screening

③ Unique by neighborhood
Differentiate by historical district
Mentioned this was not the plan but

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at janice.lew@slcgov.com or via mail at the following address: Janice Lew Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by March 5, 2009

④ this is needed.
Reference
the original nominations by district
They have details about areas such as
and so of 13th what capture unique characteristics

that are important to preserve

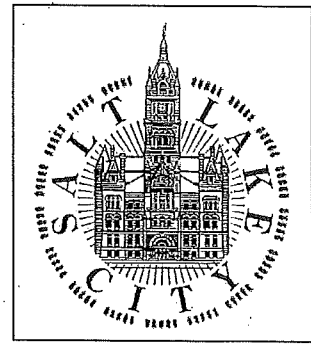
⑤ Not sure where Utilities sit.
would recommend this be
included in your work
since they are commercial
(in a sense).

we have found good
practices across the country
that deal with utilities
within and next to
historic properties.

④ Also school building expansion
hospitals.

OPEN HOUSE PUBLIC COMMENT FORM

February 19, 2009



Planning Division
Department of Community and
Economic Development

Commercial Design Guidelines

Name: Whitney Ward

Address: 1124 E Garfield #1
Salt Lake City UT 84105
Zip Code _____

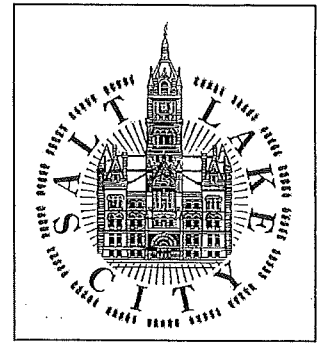
Phone: 801 464 6278 E-mail wward@rebo.com

Comments: • The information presented in the corridor
was a bit unclear - better signage and project intent
statements would have been helpful.
• Noise during presentation was also a bit distracting.
• The historic commercial character ppt was helpful
The guidelines will be good as long as compatible
contemporary design is permitted.
More housing is needed downtown - please provide
incentives to allow this.

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OPEN HOUSE PUBLIC COMMENT FORM

February 19, 2009



Planning Division
Department of Community and
Economic Development

Commercial Design Guidelines

Name: DENNIS McElroy

Address: PEERY Hotel
110 WEST BROADWAY
SLC, UT Zip Code 84101

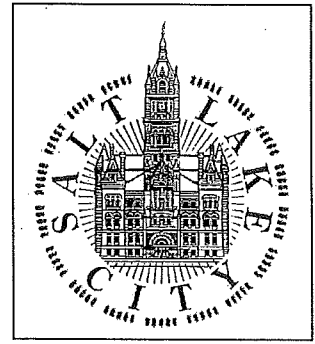
Phone: 521-4300 E-mail dmeelroy@peeryhotel.com

Comments: INTERESTED IN ITEMS RELATED TO RULES
GOVERNING ANY CHANGES OR MODIFICATIONS
TO COMMERCIAL Bldg.'s IN DOWNTOWN SLC,
AND OR HISTORIC REGISTER. -

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OPEN HOUSE PUBLIC COMMENT FORM

February 19, 2009



Planning Division
Department of Community and
Economic Development

Commercial Design Guidelines

Name: ROBERT A. YOUNG

Address: 217 B ST

SLC Zip Code 84103

Phone: (801) 581-3909 E-mail young@arch.utah.edu

Comments: ① Good commentary on replacement windows but some replacement windows looked slightly smaller than origin window openings and muntins/mullions.

② Also, mention of shadow lines and ~~no~~ molding profiles, True Divided ^{Lite} ~~Lite~~, Simulated divided lite.

③ New market tax credit

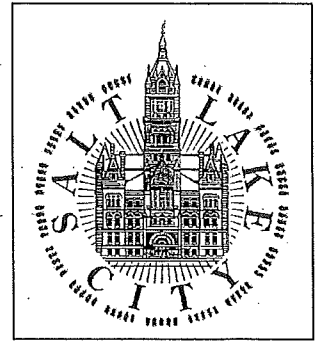
④ Well Done overall and very clear to understand.

⑤ ^{perhaps} Mention "regulating lines" for cornice, window, etc. and "rhythm", "solid to void" ratio.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at janice.lew@slcgov.com or via mail at the following address: Janice Lew Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by March 5, 2009

**OPEN HOUSE
PUBLIC COMMENT FORM**

February 19, 2009



Planning Division
Department of Community and
Economic Development

Commercial Design Guidelines

Name: Brooks McIntyre

Address: 154 West 600 South
Salt Lake City, UT 84101

Zip Code

Phone: _____ E-mail brooks@utahhospitality.com

Comments: _____

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at janice.lew@slcgov.com or via mail at the following address: Janice Lew Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by March 5, 2009

SLC Business Advisory Board

8-12-09

RE: Commercial Guidelines for Historic Buildings
To: Janice Lew

In review of and with discussion about your presentation to the board at last month's BAB meeting, I would like to formally respond.

In the interest of building business in SLC, any extended red tape a business must go through to hang out a shingle and open for business, is frowned upon by all these business owners. However, as to the Historic Preservation of the Commercial buildings in SLC, we feel that an extra overlay of restriction is a necessary step in protecting SLC's commercial history. It is recognized that this has not been done in our history prior to this new zoning overlay. We feel that the owners of such locations will be the ones that must adhere to the new restrictions and court their lessee's appropriately.

If the building is in fit condition to house a suitable business for the location, we understand it as a viable layer for planning and zoning to review the construction and any structural changes to the integrity of a building that is registered as Historic.

It would be helpful for all of the Historic Property Building owners affected by these changes to be made aware of exactly what alterations can and cannot be made to their building (s) as these new guidelines are put into effect and to subsequent new owners prior to a new purchase of a Historic Property.

One of our greatest concerns is the chance that the building owner will not be able to keep the building in business because of these restrictions, it would go vacant and become an even greater problem for the city, the neighborhood and the owner.

We would like to note that the actual locations have not been discussed.

Thank our for your presentation,
Sue Stahle - Chair
and the BAB

Attachment B
Minutes

Minutes from HLC discussions of Commercial Design Guidelines

June 3, 2009

DINNER 4:35:27 PM

Janice Lew noted the first item of business is to discuss the preliminary draft of the commercial design guidelines. She introduced Phil Thomason, a consultant hired to work on this project. Ms. Lew reviewed that the Historic Landmark Commission will eventually make a recommendation to the City Council, which has authority to approve and adopt the design guidelines. She noted that the issue will be included regularly in the monthly Planning Division Open House to elicit public comments and that a draft will also be presented to the Planning Commission for their review. Ms. Lew stated that Councilmembers Love, Christensen, and Garrott met earlier today to discuss this preliminary draft. She requested the Commissioners' input during this preliminary review and turned the time over to Mr. Thomason.

Mr. Thomason emphasized that the guidelines are a work in progress, noting that some comments have already been incorporated and others have been identified for inclusion of additional information, drawings, and photos. He recognized that the guidelines are prepared in accordance with the format and appearance of the adopted residential design guidelines: overview of architecture with specifics about styles and building forms. Mr. Thomason affirmed that a review of all commercial buildings in the overlay districts has been completed, including the neighborhood shopping areas and corner commercial buildings in areas such University, Capitol Hill, Central City, and the Avenues. He stated that the purpose of the guidelines is to provide information to property owners with commercial buildings Downtown outside of Exchange Place.

Mr. Thomason reviewed the range of historic Downtown buildings: the 1894 Italianate/ Victorian Romanesque Colin building, the 1887 Victorian Romanesque Kerrick Building, Richardsonian Romanesque building 1890, neoclassical 1899 Stock & Exchange building, high rises with Sullivanesque influence such as the 1909 McIntyre and 1911 Kearns buildings, and the 1910 Boston and Newhouse buildings. He referenced the one-part/two-part buildings make up the residential areas of commercial infill that provided neighborhood services, identifying examples from Capitol Hill of a one-part commercial building, a single story building with the storefront with a modest upper façade and a nearby restaurant building with a one-story framed wing on the north side. He shared another example from the Central City neighborhood which maintains much of the original storefront entrance. Mr. Thomason noted historic commercial buildings clustered together to provide neighborhood services and others on corners. He identified the two-part commercial structures with a storefront below and one or two stories above. He noted building material changes in buildings from the 1930s including copper and glass display windows and steel casement windows on the upper floors.

Mr. Thomason noted a larger-variety of house-stores than typical in other communities. He explained these are buildings joined together, citing an example of a store building with an adjacent building used by the proprietor of the store. He noted that often the dwelling unit will be smaller in scale with additional setback from the street, also noting a remodeled structure from the 1950s with new siding materials. Mr. Thomason identified the issue of changing building materials, specifically whether or not the materials themselves are significant and should be preserved or if the building should be taken back to its original design. He recognized that such materials from the 1950s and 1960s are raising preservation questions across the nation.

Mr. Thomason referred to the buildings along South Temple from the late 1950s and 1960s that are considered contributing structures, noting architectural differences such as flat roofs and a mixture of materials, not all of which have a long life expectancy (e.g., Formica on bulkheads) and which cannot be obtained anymore. He explained that the different materials and designs are addressed in the design guidelines. He challenged the Commission to question, when considering buildings from the 1950s and 1960s, what is significant, what buildings are contributing in and of themselves, and what buildings that are not in an overlay district should receive attention for consideration of landmark status in the future.

Mr. Thomason stated that their review of design guideline elements incorporated additions, rear facades, rooftop additions, preserving and maintaining original architectural features, awnings, brickwork, nonabrasive cleaning, cornices, doors, lighting, signage, windows, retrofitting to meet American Disability Act requirements, and new construction or infill. He noted the importance of keeping original design elements and utilizing historic photographs and records to determine appropriate designs.

In addressing infill, Mr. Thomason acknowledged that most of the commercial infill occurs in the Downtown area, as other districts are primarily residential. He explained the importance of looking at the context of the neighboring structures when considering infill, acknowledging the need for communities to define a preference for infill that mimics historic design, aka replica or replica light or more contemporary but compatible designs which incorporate historic elements such as arches, windows, and building materials. He noted a Seven-Eleven store in the Avenues which picks up historic details of the neighborhood without trying to be an exact copy of a historic building, and shared examples of other more contemporary designs from Louisville and Kansas City which incorporate design elements to enhance compatibility. Mr. Thomason emphasized the need for the Commission to assess their preference for new construction in historic districts. He reviewed that design guidelines need to incorporate how to effectively handle building materials of the 1950s and 1960s, noting that revising design guidelines every 10-15 years seems to be a good approach to addressing such questions as they continue to arise. He concluded by soliciting questions and input from the Commissioners.

Commissioner Oliver identified a concern with the section dealing with roofline additions which states that "the edition be recessed sufficiently from the primary façade so it is not visible from the street." She noted that with the width of streets in Salt Lake City, it is possible to see anything depending on where one is standing, suggesting a rephrasing that makes it possible to meet that guideline. Mr. Thomason confirmed that providing guidelines in areas which are primarily residential is particularly

challenging, as such commercial buildings often can be seen from two sides. He conceded that roofline additions are not feasible for most commercial buildings in residential areas and agreed to consider language that would soften roofline additions in residential areas. Chairperson Fitzsimmons suggested language which preserves scale and mass of the façade rather than addressing visibility. Commissioner Oliver expressed appreciation for language which encourages such additions to be smaller and simpler in design and suggested that be repeated throughout the guidelines.

Chairperson Fitzsimmons inquired how Mr. Thomason suggests addressing issues of the scale of an addition compared to the scale of the existing structure. Mr. Thomason responded that commercial additions are usually seen as 1/3 of the size of the overall footprint of the historic building, with design based on established standards that express a preference for contemporary designs with historic elements that identify it as a modern addition or for recreating historic buildings. He noted that some communities establish set percentages for addition size while others review each case individually, factoring in location (midblock versus corner).

Commissioner Oliver queried whether residential or commercial guidelines should apply to homes in commercially zoned areas. Mr. Thomason clarified that if the historic use is a residence, it should be reviewed under residential guidelines. However, if a conversion has occurred, such as adding a storefront, then commercial storefront standards can be used. He stated that typically residential guidelines are applied to any residential building that is redone into offices or commercial use. Commissioner Oliver noted a number of houses which have been converted to commercial uses and suggested that the code clarify which guidelines will apply to such structures.

Chairperson Fitzsimmons noted references to post-war redecoration of old façades which are becoming historic and questioned the best way to assess or require assessment of the condition of what is underneath. Mr. Thomason noted examples of such assessment in the Downtown area. Chairperson Fitzsimmons recognized that larger commercial owners may be able to do that type of work but questioned the ability smaller owners to make that commitment. Ms. Lew noted an example on South Temple with a front façade from the 1950s which the property owner got listed on the National Register. Chairperson Fitzsimmons noted that this issue, along with infill, requires determination of whether replicating the original historic structures is better than more honest modern expressions that clearly differential newer structures. Mr. Thomason confirmed that communities are trending toward appropriate contemporary design that either blends well as infill or additions that speak of the present. He noted that architects are coming of age with the historic preservation movement and have exhibited greater sensitivity over the last 10-15 years regarding designing buildings that respect the historic context in which they are being placed.

Commissioner Davis inquired whether the city provides a resource that identifies contractors who specialize in historic preservation. Mr. Thomason replied that some nonprofit organizations maintain lists of contractors with experience in historic preservation who are referred to them by property owners. He explained that some cities are moving toward certification programs that require a certain level of yearly training provided by the state preservation offices or historic architects. Ms. Lew

confirmed that no such lists are maintained for Salt Lake City; Commissioner Oliver indicated she would share the suggestion with the State Historic Preservation offices.

Commissioner Oliver queried whether variances for required parking for historic commercial buildings are provided for in city code. Mr. Paterson noted that many structures are legal non-complying in that they were created prior to the imposition of current parking standards and thus can legally maintain the current use with the current parking. He noted that a change of use might require additional parking, explaining that zones such as mixed-use zones have a process to allow exemptions of required parking for a certain number of square footage, pedestrian improvements, etc. Commissioner Davis inquired whether the recent ordinance passed by the City Council waives parking requirements for neighborhood businesses. Mr. Paterson explained the adopted ordinance allows for the exemption of up to 3,500 square feet of floor area based on certain improvements which benefit pedestrians, noting that for many small businesses the exemption would eliminate the need for all parking. Commissioner Davis asked if the exemption is an administrative decision or requires formal hearings. Mr. Paterson confirmed that if the standards are met, the exemption can be approved administratively.

Commissioner Oliver requested that the paragraph on solar panels under design standards for mechanical equipment be expanded. Mr. Thomason confirmed that additions to this part of the guidelines are planned. Chairperson Fitzsimmons asked whether multiple systems would be included. In response to Mr. Thomason's explanation that exterior systems, e.g., solar shingles, are covered, Chairperson Fitzsimmons suggested that images be added to the guidelines.

Chairperson Fitzsimmons solicited general comments from the Commissioners. No additional comments were made. Ms. Lew asked if the Commission would like further discussion regarding the contents of the design guidelines in a work session, clarifying that the finalized guidelines would be formally presented to the Commission for their recommendation to the City Council. It was agreed additional comments would be emailed to Ms. Lew and that the guidelines would be scheduled at a future briefing.

August 5, 2009

ISSUES ONLY 7:11:44 PM

PLNPCM2009-00628 - Commercial Design Guidelines —The Salt Lake Planning Division has hired consultants Thomason & Associates to create a new chapter for the design guidelines used by the Historic Landmark Commission to make design review decisions for properties with local historic designation. Currently the design guidelines are for residential properties only. This supplemental information will provide guidance for commercial properties. The draft design guidelines are available on the City's website at www.slcgov.com/boards/hlc/hlc-agen.htm *View staff report*

Staff Presentation 7:15:21 PM

Janice Lew presented the plans for revising the Commercial Design Guidelines; preservation, architectural style, rehabilitation standards, standards for new construction, general design guidelines, and then a section that discusses the various districts. Ms. Lew addressed the Commission asking for guidance and direction on revising the guidelines, with a strong emphasis on signage and photos.

Questions by the Commission 7:30:14 PM

Chairperson Fitzsimmons voiced his concern of the global outlook of the preservation guidelines in regards to commercial historic buildings. Commissioner Lloyd suggested using language describing problem areas and usage for commercial buildings. Ms. Lew suggested breaking up the section into smaller sections for presentation and Commissioner Polly agreed with Ms. Lew. Commission would communicate with staff through email for suggestions and questions on revisions. Commissioner Oliver suggested having these discussions during the dinner hour prior to the meetings and all have agreed to discuss the specifics of revising the guidelines at the dinner meetings prior to the open Commission meetings.

Public Comment 7:51:01 PM

Chairperson Fitzsimmons invited Cindy Cromer to address the Commission. Ms. Cromer suggested that the language "sustainability" be added into the revised guidelines.

September 2, 2009

PLNPCM2009-00628; Commercial Design Guidelines—This Commission will discuss the proposed commercial design guidelines for historic designated properties.

Chair Lloyd recognized Janice Lew as staff representative.

Ms. Lew stated the Commission would be specifically discussing the rehabilitation standards of the Design Guidelines. These guidelines were written perspectives that provide clarity and the application of the standard of the zoning ordinance. She stated standards were based upon the Secretary of Interior Standards for rehabilitation and provided criteria against which work may be measured, and the guidelines are guides for the applicants work, providing instructions on how to meet the standards.

Ms. Lew stated ultimately the goal is to encourage the preservation and careful treatment of historic resources, while recognizing the need for continuing adaptation and improvements to those resources. She stated the guidelines are divided into several sections with respect to rehabilitation: site features, store fronts, primary materials, windows, architectural details, roofs, foundations, and additions.

She stated these design guidelines talk about maintaining and preserving character defining features, then if something is so deteriorated an owner would start looking at the replacement of materials. She stated staff was looking for the Commissions input on how well this rehabilitation

section reflects the Commission's philosophy and if it sufficiently defines the character features of a commercial building, provides information about the basic principles of historic preservation and urban design, whether or not it provides clarity in the application of the zoning ordinance standards, and whether or not these guidelines provide a comprehensible information and guidance on the appropriate treatment and resources. She stated these guidelines should also provide a good framework for staff and the Commission to make their decisions.

Chair Lloyd stated there were several sections to go through and inquired if staff should proceed sequentially.

7:06:25 PM Public Hearing

Chair Lloyd opened the public hearing portion of this petition.

Mike Stransky stated he did not have a great understanding of these guidelines at this point and he was largely present at this meeting to understand what the City was trying to accomplish here. He was in support of these guidelines because they were necessary, but he had a few comments for the Commission to consider. First, regarding economic hardship, it seemed there were resources for residential owners to turn to, but when dealing with a commercial piece of property he was not sure the same criteria applied. He stated sometimes an owner was in a better monetary position shutting their operation down rather than abiding by the rules of historic preservation. He stated standards and guidelines should not back someone into a corner so strictly that there was not a way to help retirees in a historic neighborhood to the other side of the spectrum of someone trying to save commercial enterprises. He stated economic hardship had to be part of the discussion whether or not the Commission could make a ruling on it or not, it was an important piece, and he would also like more clarity on the procedures of the process.

Chair Lloyd stated even the City codes allowed for some interpretation from a code official, in terms of the feasibility of preservation issues, which would allow for some of the flexibility Mr. Stransky was looking for.

Commissioner Lloyd closed the public hearing.

7:15:48 PM Comments by the Commission

Commissioner Oliver suggested that sustainability and historic preservation be stated in the opening material of the commercial design guidelines, just a small section on sustainability and historic preservation and what that meant, because the entire document was essentially about sustainability and that should be stated upfront. She also suggested a list of other resources to help guide people through this process, such as the Utah State Preservation Office and the list of contractors, architects, preservation specialists, etc. with different backgrounds in historic materials for the public to have a resource of some technical assistance.

Commissioner Lloyd stated residential structures converted into commercial uses were still evaluated by the residential design guidelines. He inquired if there was a point when a property

was well established as a commercial use, if that evaluation would fall under the commercial design guidelines because there may be site features relative to commercial use.

Ms. Lew stated that was a point raised previously. She inquired if there needed to be a distinction made to address those residential buildings that were being converted to commercial uses.

Commissioner Lloyd stated if a building's zoning allows for commercial uses, then those guidelines should be evaluated.

Commissioner Oliver inquired if a commercial enterprise was located in a residential structure; than should those residential guidelines need to be followed.

Ms. Zeigler suggested it may be as simply as referencing the residential for the building itself, which still read like a residential building no matter what the use was, then the commercial guidelines were reference regarding site features like parking, access, mechanicals, etc.

Commissioner Oliver stated that was a great start, if staff could think that through to make sure that would work explicitly for the person trying to use the guidelines.

Commissioner Lloyd inquired if an owner wanted to re-lamp with LED lights or compact florescent lights would these guidelines on Page 11 address that, and do these guidelines address lighting efficiency.

Ms. Zeigler stated the intent was the fixture itself, not the bulbs or how it worked.

Commissioner Oliver stated on Page 15, there was detail regarding original framing and she inquired if this was helpful and was as detailed in the residential portion of the document.

Ms. Lew stated some of that detail was included in the residential portion of the document. She stated ultimately these two documents would be blended.

Chair Lloyd inquired of staff what the next step would be.

Ms. Lew stated the Commissioner's comments would be sent to the consultant and then the Commission would be looking at the next small portion of the document at the following meeting.

Commissioner Oliver noted on Page 23 it stated, the use of hard based mortars was entirely appropriate with some hard bricks, beginning around the 1930s. She stated that to tell everyone they needed to use a lime-based mortar seemed inappropriate.

Ms. Lew stated windows were the next section to discuss. There was already lengthy discussion regarding preserving original windows that made economic and environmental sense. She inquired if the language staff included was something the Commission could support.

Commissioner Oliver stated some great standards had been included regarding when someone could replace a window, but there were not clear guidelines on when historic doors could be replaced.

Commissioner Harding stated she felt doors were sturdy enough that they were always repairable, but windows were pretty fragile and constantly exposed to the weather.

Commissioner Bevins stated he agreed there were usually fewer salvaged doors in historic houses versus windows.

Ms. Zeigler stated safety issues were the topic of discussion regarding residential structures, which was why there was not much mentioned about doors, and usually the original door was not part of the structure in the first place.

Commissioner Oliver stated she would like to see some consistency regarding doors and windows.

Commissioner Oliver stated the one thing missing from the windows section was discussion on muntins, true divided light versus snap-in or sandwiched-in muntins. She suggested adding language to Page 33. She stated if replacement was necessary, it needed to replicate what was originally there.

Ms. Zeigler inquired about simulated divided lights that were mounted on the inside and outside.

Commissioner Harding stated that would be okay, they looked very similar.

Commissioner Harding stated the Commission kept approving metal clad wood windows. She noted they looked nice, but she was unsure as to why approval was given because it would not weather like a wood window.

Ms. Zeigler stated the new growth wood did not last as long as the old growth wood, so it was a type of concession to people who did have to replace windows.

Commissioner Harding inquired why then just a metal window was not allowed.

Ms. Zeigler stated because it was wood on the inside, she stated it would be helpful to add additional language regarding residential structures.

Ms. Lew brought the Commissions attention to the issue of vinyl on page 30.

Commissioner Bevins stated the first sentence stating, *most windows do not look like historic wood windows*, began by dismissing this idea because there had been changes and the Commission was presented with some pretty nice vinyl windows in the past, and he was not sure this was a balanced statement anymore.

Ms. Lew stated there needed to be a balancing of the sustainability issues as well.

Ms. Zeigler stated vinyl was an extremely toxic material; it created toxic fumes within a home and if it burned those fumes were extremely toxic. She stated when looking at materials it was also important to look at how long it would last.

Commissioner Bevins inquired if the final draft of this document would include a detailed index to the guidelines along with a table of contents.

Ms. Lew confirmed there would be.

Commissioner Fitzsimmons stated by looking at these guidelines rather globally the idea was to preserve buildings, but to be alive and thriving as well, otherwise owners might abandon them and request demolition. He stated the Commission needed to focus on these tools, and how these guidelines would be a benefit in the future. He stated that was his concern regarding the commercial guidelines, what could be done other than demolition.

Ms. Lew inquired if Commissioner Bevins felt there was not a lot of flexibility within the guidelines.

Commissioner Fitzsimmons stated he did not see mechanisms in place for flexibility.

Chair Lloyd stated if a smaller historic structure in a local district fell under these guidelines, the fact that these guidelines were residential meant inherently there was a little bit of flexibility. He stated it might be helpful to give the standards to an applicant to review at the beginning of the application process.

Commissioner Oliver stated the federal tax credit had provided an increase of projects in historic districts and could help applicants manage the costs of preservation.

Commissioner Fitzsimmons stated that helped when dealing with the cost of preservation, but if the issue was larger design issues it still may not be the answer. He noted the ZCMI façade was a great example of this issue.

Commissioner Oliver stated maybe the answer was the Commissioner's approach. She stated when they dealt with the ZCMI façade she felt much more willing to compromise, which was the Commission's role it seemed, and this might be different when dealing with residential structures.

Ms. Zeigler stated maybe that was not the best example because it was just a façade and not a building. She stated she wanted to discuss the ordinance and the Secretary of Interior Guidelines. She stated the entire purpose for this process was to help guide change, not to prevent change, because buildings have to change. She stated the ordinance, for the most part, follows the national Secretary of Interior Standards and the design guidelines were ways to implement that ordinance. She stated there was flexibility to look at each project individually, which had been done in the past and which was the whole point of the guidelines being so broad and would aid in fair decisions.

Chair Lloyd inquired if the Public Safety Building came before the Commission in the future would the guidelines be helpful in reviewing that project.

Commissioner Fitzsimmons noted if someone wanted to preserve ninety percent of that building, but wanted to make sweeping changes for a retail enterprise on the ground floor, the Commission would get into the discussion of existing doors and windows, but could the Commission accommodate themselves to that kind of a change to make the building salvageable, which the Commission made a motion on tonight stating that was what they wanted to happen.

Commissioner Funk suggested maybe a statement could be created to include in the guidelines federal tax credit requirements. She also stated that it might be possible to list the economic

incentives that were available at the beginning of the process and let the applicant know the resources available.

Ms. Comarell stated staff shared the concern with the Commission that preservation not only be seen as a regulatory body, but a service. She stated the City was trying to get information out to the public and these guidelines would be a marvelous tool in the future.

October 7, 2009

PLNPCM2009-00628 Commercial Design Guidelines –The Historic Landmark Commission will discuss the proposed Commercial Design Guidelines for historic designated properties. This discussion will be held in Room 126 following the regularly scheduled meeting and is open to the public for observation.

Chair Lloyd recognized Janice Lew as staff representative.

Ms. Lew presented the second part of a three part series regarding the Commercial Design Guidelines, with the purpose to receive instruction and guidance from the Commission to give to the consultants working on the project. She stated the topic of discussion would be the design of additions, new construction, and some elements of the general design standards including: accessibility, seismic, and mechanical service type properties.

She stated dealing with the additions there were several different types that would be considered including the ground level, roof additions, and additions that were house form buildings. She stated when looking at ground level additions those involved expanding the footprint of a structure either to the rear or side of a building and tend to have the least amount of impact on the character of a building. She inquired of the Commission if they felt the ground level additions should maintain the original alignment of moldings, cornices, and upper story windows, that exist on the main part of the building.

Ms. Lew noted buildings that were built for a residential purpose and were now being used for commercial purposes were typically attached to the rear and secondary side elevations and warranted careful consideration by trying to make sure additions were sensitive to the historic building, as well as to neighboring buildings and spaces.

Ms. Lew stated she wanted to cover new construction and a section that would cover new design considerations was added to the document. She stated this was a similar format to the residential structures which basically outlined the typical approach and design features, and included discussions about site sign, building scale, building form, and building details. She inquired of the Commission what might help them when dealing with these types of buildings. She stated when looking at the house-type additions the Commission should really consider accessibility as well.

Commissioner Lloyd stated new construction in the city was outdated and he wondered how much design input a historic district had, and was that a positive element in the design of some of those existing buildings in the city. He stated the Commission liked to see building additions that were a

product of their time period, but the buildings along 400 South looked like the product of the historic district, meaning a semi-modern building covered with some traditional details.

Commissioner Fitzsimmons stated the Commission should be careful not to destroy creativity by being prescriptive.

Commissioner Oliver stated one way to put it would be historic buildings would continue to evolve and as long as the size and scale were respected and not overwhelming to buildings adjacent to them.

Ms. Lew inquired if the language in the Design Guidelines was helping to allow that type of development.

Commissioner Oliver stated she felt it was, and it did allow very different interpretations. She stated size, scale, and defining lines, and cornices on the building were all important to keep in mind. She stated noise from commercial systems, noise from HVAC, as well as design issues should be taken into consideration.

Ms. Lew inquired where Commissioner Oliver thought those suggestions would fit into the guidelines.

Commissioner Oliver stated through some minor language changes that suggestion could be worked in throughout the entire document.

Ms. Lew inquired if the Commission felt there was sufficient language in the document to address buildings being from their own time period.

Commissioner Funk stated on Page 45, under *Lateral Additions*, it stated, *lateral additions are less preferable than rear additions*. She noted she would prefer *less desirable* instead of *less preferable*. She stated the illustrations included in the document were too dark and it was difficult to see what was trying to be depicted, but the drawings were adequate.

Ms. Lew stated because this was such a large document she scanned the sections for this meeting, but each Commissioner should have received a color copy of the full document a few months ago to use as a reference.

Commissioner Oliver noted the building reference on 68 K Street was a commercial building that was converted to a residence, so it was not a commercial building at all, but was used frequently in the document. She referred the Commission to Page 50.

Ms. Lew stated on Page 46 it discussed the conversion of residential properties to commercial uses and then the photograph portrayed the opposite.

Chair Lloyd stated that was a more common pattern, industrial lofts were converted to residential uses, it might be easier to make the argument that it was still a commercial structure, even though it was being used as multifamily residences.

Commissioner Oliver inquired if a specific directive needed to be made regarding that, because the Commission had decided residences converted to commercial uses would abide by the residential design guidelines. She inquired if the guidelines needed to say commercial properties converted to residential uses should abide by commercial design guidelines.

Ms. Lew stated if that was the direction the Commission would like to take that was fine, or different types of guidelines for each of those buildings would also work.

Chair Lloyd stated it seemed more consistent that if a commercial storefront was converted to residential use, then the structure really did need to be consistent with the commercial design guidelines.

Ms. Lew stated the language the Commission discussed at the last meeting was the guidelines stated, *the applicant follows the residential guidelines for the residential building and references the commercial guidelines for site features, parking, access, mechanical, etc.* She inquired if the Commissioners still agreed with that.

Commissioner Hart inquired if the Commission wanted to consider when the conversion took place, because if it was converted more than fifty (50) years ago then would the Commission need to respect that change being historic in its own right, and residential may apply in some cases more than commercial.

Commissioner Lloyd inquired if there were any examples Commissioner Hart could think of where that was the case.

Commissioner Hart stated no, but at some point that might become an important factor, once a change was fifty (50) years old the Commission might want to acknowledge it, and not simply say commercial buildings converted to residential uses needed to be looked at as commercial, because if it was residential for one hundred years the commercial aspect of it may have taken a backseat.

Chair Lloyd stated something that was built fifty (50) years ago could be recognized as a historic use, which might determine the standards that apply.

Commissioner Hart stated every building had to be looked at individually to figure out the dominating features, while still respecting what came before.

Ms. Lew stated she would pass on to the consultant that the Commission did recognize additions that had acquired significance in their own right, and there should be some language included that addressed commercial properties being converted to residential as well.

Commissioner Oliver stated the Commission should not be trapped by the fifty (50) year rule either. She stated there were a lot of properties converted in the city to commercial uses and if they were built shoddily and someone wanted to restore the house, that was older than the addition, the Commission did not want to be powerless when it came down to it.

Commissioner Hart stated if it was an A or a B building it was considered to be kept.

Commissioner Oliver stated frankly a building which had that done to it was noncontributing, and these things were going to start to come up more and more frequently.

Commissioner Hart stated if that storefront was an old contributing store front, for instance a 100 year old house in back and a 50 year old store front in front, if the store front was still contributing it was old enough and had enough integrity to keep both pieces.

Chair Lloyd stated the question was would there be an instance where that scenario would occur.

Commissioner Hart stated maybe the general language that should be included would be in regards to recognizing and respecting contributing aspects of whatever exists, if a storefront still had historic integrity it was still considered a contributing part of that property whether the full Commission agreed on it or not, it reflected the history of what was happening. She stated to clarify she meant the windows were still original and had not been enlarged or enclosed, doors changed out, etc.

Commissioner Fitzsimmons stated the fifty year characteristic was kind of an arbitrary measure, but it gave some notion it had become part of the fabric of a historic neighborhood. It was not just the architecture, but the history that went along with it that was fascinating, which was what the Commission was after.

Commissioner Oliver stated the fifty year timeframe used to bridge a significant changing point in history, which was World War II, prior to that there was a certain type of construction, so in the 1960s when the preservation movement started fifty (50) years extended past that war.

Commissioner Fitzsimmons stated it was trying to save all of the Victorian houses.

Commissioner Oliver stated that was exactly what it was designed for, and she was saying that timeframe needed to be rethought a little bit, now that there was not that giant cutoff point in history.

Chair Lloyd stated one of the most exciting things that was happening in preservation currently was around mid-century/modern preservation. He stated the architectural gems built in the 1950s were something that people now connected to, which was not to say they did not appreciate Victorian houses, but there was something about the preservation of early modern/post war housing. He stated there was so much bad building that came with that, so it might be hard to distinguish.

Commissioner Oliver stated there were wonderful things that happened in that time period, but now there was a lot of it.

Commissioner Fitzsimmons stated part of the history was that explosive growth and the need for stuff that was on hold for twenty years because of the depression and the war, it was part of the character.

Chair Lloyd stated the types of multifamily housing built in the avenues in the late 1950s early 1960s, was the predominate construction that went on there, which was the multi-family units that destroyed single-family housing.

Commissioner Oliver agreed, the building of those box square apartments was what drove the whole creation of the avenues historic district, and were now fifty years old and the city was now trying to save what actually forced the creation of that historic district. She stated it was wonderful history, but a complicated issue she felt had not been addressed.

Chair Lloyd inquired what the city ordinance said about the standards. Was fifty years used as criteria to save a structure.

Ms. Lew noted that did exist.

Commissioner Hart stated the goal of the historic districts was to preserve history, not just to preserve the point in time the Commission felt was the prettiest.

Commissioner Oliver stated she knew the goals of preservation, but it was just ironic and something the city really has not grappled with.

Chair Lloyd stated this would be a good time to bring up Trolley Square. Were there guidelines that were looked at while reviewing that case?

Ms. Lew stated there really was not much, as far as guidelines, to support anything. There were a few sections in the central city area, but otherwise there was not much guidance when looking at the criteria for new construction for example. She stated in the case of Trolley Square, the current guidelines were used, the question was did this document now add to that project review, and was there more direction when looking at the standards found in the zoning ordinance.

Chair Lloyd stated Trolley Square was a unique project, because it involved an entire block of the city, so all of the additions were front additions. He stated he would like to think the Commission basically got it right when Trolley Square was reviewed and what was approved was a better designed project than what was originally presented.

Ms. Lew stated the Commission did have to work really hard on the review of that project, and the Commission should keep in mind the Commercial Design Guidelines were also for architects and designers to review to be able get the same design by using these guidelines for direction.

Commissioner Fitzsimmons stated they probably would have come with the same project they presented to the Commission at first; they took a great deal of care regarding the larger components of that project.

Chair Lloyd stated there were a few design elements that were totally modern, but the majority was good.

Commissioner Oliver stated the most troublesome element was the giant Wholefoods store, so maybe additional guidelines in the section on storefronts would be helpful in the future.

Commissioner Fitzsimmons stated regarding the Trolley Square project, sometimes the Commission forced the buildings to look pretty average in the interest of making them look sort of like what the predecessor was. He stated the Commission kept beating at the design plans for the Wholefoods store to make it a less contemporary structure, which actually would have been perfectly appropriate there for it's own time. He stated that was the problem with really restrictive language; it really was hammered down to something that was indistinguishable from everything else on the block, which was not particularly good; however, he stated the preservation pieces of the guidelines were really good.

Chair Lloyd suggested adding to the guidelines that if someone could explain to the Commission why an alternative material would be better than the preferred material the Commission would be open to that discussion.

Ms. Lew inquired if the Commission wanted that suggestion to apply to additions as well as new construction.

The Commission stated yes.

Chair Lloyd stated the Commission saw new materials all the time, that might not need to be excluded, but a discussion would need to take place regarding how it would related.

Commissioner Oliver stated that mass and scale was really the element that could destroy the feel of a project. She stated it was the most popular public comment when the neighborhood viewed something negatively.

Commissioner Funk stated the same information regarding materials needed to be written throughout the document, as well as the mass and scale whether it was in regards to additions, rooftops, accessibility, ground additions, etc. She stated on Page 53 it read, *access ramps should be simple in design. Simple designs will be more compatible with historic buildings.* She inquired if the Commission agreed with that.

Ms. Lew stated when dealing with accessibility for a commercial structure, there was a possibility that a structure would be put in on the front of the building.

Commissioner Funk stated there seemed to be a conflict between that sentence and the policy statement on Page 51, so that needed to be corrected as far as materials were concerned.

Commissioner Fitzsimmons stated the popular assumption was t accessibility was a stick-on solution to the building and there may be circumstances when the redesign of the façade to give grade level access was more appropriate, so should the Commission prohibit this by saying accessibility access could only be by ramping, or should other approaches be considered and allowed. He stated it might be appropriate for that sentence to state, *design and materials should be appropriate to the historic structure.*

Commissioner Hart recused herself from the meeting at 7:42 p.m.

Chair Lloyd stated accessibility was a building code requirement, which the Commission recognized, there were certainly conditions where ramps needed to be provided that might have a temporary looking appearance, so while it was nicer to have concrete integrated ramp structures that look like they belonged, there probably did need to be a place in the guidelines for wood construction as well, with some regulations.

Ms. Lew inquired if the Commission would also like to allow for substitute materials for ramps and accessibility.

Commissioner Fitzsimmons stated these types of things were in response to an immediate need and sometimes were not a permanent fixture, which was a key element for a historic house.

Mr. Paterson stated he did not remember seeing certificates of appropriateness being issued regarding this, it had probably happened. It was part of the law to provide accessibility and in certain instances it was a matter of finding a cost effective way to do that without destroying the character of the building. He stated there were a lot of requests by people building porches, stairways, or decks and wanting to use alternative materials like Trex and sometimes there was not a lot of guidance in the guidelines. He stated there were a lot of alternate materials coming out and maybe the Commission needed to do a better job at having these types of discussions to help formulate those guidelines.

Chair Lloyd stated Trex was a brand name for a plastic/wood composite material, which had recyclable and durable materials. He stated Trex was not a structural material, it was usually used for decks and so far seemed like it was a good solution.

Commissioner Fitzsimmons inquired if the Commission approved a substitute material, would it forever be an acceptable material.

Mr. Paterson stated the Commission's policy document was revised over time to deal with new types of materials, or the use of materials in a different way that was seen in the past. He stated to adopt a new policy it did not require a whole ordinance text amendment type of process.

Chair Lloyd inquired if the Commission allowed a synthetic material like Trex to be used, would that be closer to having to legitimizing vinyl fencing.

Commissioner Fitzsimmons stated the word compatible was pretty open; it would seem that would have to be well defined.

Ms. Lew stated substitute materials were allowed for porches in most cases because you could not really see it, but she was not really aware of how that allowance had evolved.

Commissioner Oliver inquired if Ms. Lew felt it would be better to remove some materials from the list to give the guidelines and the Commissioners more flexibility in the future. She stated the Commission was always going to struggle with material issues, which was part of the job, but if some of the materials were removed the Commission could review each petition and decide what was specifically appropriate.

Commissioner Fitzsimmons agreed.

Commissioner Funk stated Ms. Lew could use the language appropriate and sustainable materials.

Commissioner Fitzsimmons stated that would open another realm of discussion, which would probably be beneficial as well.

Commissioner Oliver suggested the word *compatible* because it gave the Commission a lot of leeway.

Ms. Lew inquired how the Commission felt about seismic design. She stated staff asked for more specifics especially when dealing with commercial type buildings and what it would take to seismically upgrade those.

Commissioner Fitzsimmons inquired why the Commission would want to make seismic design reversible; he stated he could not imagine circumstances when the building code would allow those changes to be reversed.

Commissioner Oliver inquired if the word *reversible* could be deleted or replaced with, *to allow repair of the historic materials*.

The Commission agreed with that.

November 4, 2009

STAFF PRESENTATION

Janice Lew presented the last portion of the Commercial Design Guidelines to the Commission for their input and guidance for the consultants regarding the Design Guidelines in related to signage.

Commissioner Funk noted that pictures of the buildings and discussions are repeated and she would like to see other examples of buildings throughout the document.

Chairperson Lloyd discussed a conversation that he had with Mike Akerlow who represents the Small Business Advisory Board. He stated that they requested an opportunity to review the guidelines. He inquired if the Commission could offer some information to the Board regarding the historic districts.

Janice Lew noted that she had provided a presentation to the Business Advisory Board.

Ms. Lew inquired of the Commission if it is appropriate in these areas to use substitute materials such as a missing cornice or would the Commission prefer stating using original materials.

Commissioner Harding noted that it is difficult to tell if the materials are actually the original materials. She suggested that it might be a good idea to enforce staying with a certain material.

Ms. Lew noted that an example of materials could be fiberglass columns on porches and asked the Commission if that would be an appropriate direction.

Commissioner Funk commented that it might not be possible to define the specific materials to be used, but did say that if the appearance is similar, it would be appropriate to allow different materials.

Commissioner Oliver commented that materials could be listed, but do allow for some leeway.

Commissioner Hart stated that it should also stated, *where appropriate, where possible, use historic materials.*

Commissioner Oliver noted that in deterioration of historical materials they deteriorate naturally whereas other materials do not deteriorate the same and can cause confusion and draw attention.

Commissioner Lloyd noted that in cement board-siding and cement board detailing it shows aging. It does not age or wear like wood.

Ms. Lew inquired of the Commission as to them considering non-historic materials in certain situations.

Commissioner Oliver agreed it is appropriate in certain situations, but they are so specific it would be difficult to explain.

Ms. Lew suggested soften the language regarding the situations and materials.

Ms. Lew inquired of the Commission on their input of the issue of gutters.

Commissioner Lloyd noted that on page 43 in his copy, the sentence is chopped off and it should be continued. He also continued that round gutters are preferred, but K-style is acceptable.

Commissioner Oliver noted that where the gutters drain is important. She noted that if gutters obscure such things as rafter tails that issue is more important than the gutter shape. She also objects to the picture on page 43 that the appropriate downspout is draining into the foundation, which causes erosion.

Commissioner Lloyd inquired if the Commission will be able to see the photos that the consultants are planning on using.

Commissioner Oliver noted that the problematic areas are drainage, which is the source of deterioration. She suggested that the consultants include a bullet points regarding drainage.

Ms. Lew introduced the portion on signage. She asked the Commission if there should be different regulations for different areas and, if it is possible, for this to be addressed in the new guidelines.

Commissioner Oliver suggested a history of downtown Salt Lake City signage as an example. She commented that the consultants should take an inventory of the signage in the different districts.

Commissioner Funk noted that the regulations regarding signage on a window needs to be clearly stated in reference to percentage, etc.

Commissioner Oliver suggested that signage should be broken into categories: historic, new construction, adaptive reuse, commercial buildings in residential neighborhoods, etc. She also suggested using different types of neighborhoods and eras as categories.

Commissioner Harding suggested reviewing other City ordinances regarding signs.

Commissioner Hart suggested using Sterling Furniture in Sugarhouse as an example of needing signage guidelines.

Ms. Lew asked the Commission if internally illuminated signs were appropriate and Commissioner Hart and Commissioner Funk noted that they were not appropriate for the historic districts.

Ms. Lew asked if this document should be a standalone document organized by building and neighborhood types and eras. She noted some questions she had regarding Master Sign Plans and identifying signage location early in the design process. Other items included treating retail office spaces differently, and considering contributing versus non-contributing buildings.

Commissioner Lloyd noted that signage depends on the context of the sign. He suggested that other cities standards would be helpful in addressing unique conditions. An example would be a 1950s interiorly illuminated sign would be preserved without setting precedents for big box retailers to place signs on blank walls.

Commissioner Oliver agreed with Commissioner Lloyd about context. She noted it should be stated as an overriding principle to the context of the block face that may override other things stated in the specific guidelines.

Ms. Lew inquired if what the Commission is requesting is more general than detailed. Commissioner Harding agreed.

Pat Comarell, Assistant Planning Director, asked the Commission if there were historic signs which need to maintain and reused e.g neon

Attachment C

Summary Notes

Published Date: February 25, 2010

**Historic Landmark Commission Discussion of Commercial Design Guidelines – Rehabilitation
(Pgs. 1-33)**

September 2, 2009 Meeting Notes

Future Meeting Dates

October 7th

November 4th

Follows is a summary of the comments made by the Commissioners. Please use the comments listed below and the attached markup to revise the working document.

Summary of Comments:

OVERALL APPROACH AND FORMAT

- Provide general language about the purpose of the design guidelines to help guide change
- They are an aid...
- Mechanisms for flexibility, where is the carrot (federal tax credit)

SECRETARY OF THE INTERIOR'S STANDARDS

- Reference illustrated version and provide website.
- IEBC – included by reference although not adopted by City (I will check to see how this might be addressed.)

SUSTAINABILITY

- Add this section as it relates to historic preservation. What does it mean?

SITE FEATURES

- This section speaks to what has been lost. Access needs, parking, and other conditions that have changed are not really addressed (ie South Temple)
- Illustrations – 1980's type illustrations that do not reflect careful content of the design guidelines

STOREFRONTS

- ADA issues – reference to later section
- Lighting – compatible with sustainability in regards to re-lamping
- Pg. 14 – Existing language limiting, include more modern window treatments steel, aluminum
- Pg. 17 - "Matching period and style" – should speak of its own time and consistent with philosophy of other language in document
- Pg. 15-Door replacement – more clear as to when it is appropriate

PRIMARY MATERIALS

- Larger range of materials to address modern construction and building coming of age
- Paint on compromised brick – appropriate treatment: when painting is an option, water repellent coating treatments. Park service and list of professional references
- Pg. 22 – conflict with mortar treatment (hard) for modern buildings

WINDOWS

- Missing discussion on true divided light, preference for in kind. Simulated ok if bonded to glass with spacer, interior and exterior grids with the right profile.
- Needs to talk about more modern materials include steel, aluminum, bronze, and others. May include discussion of poor performance of these modern materials.
- Pg. 33-Preferred materials expanded (not just wood)

General Comments

- The design guides should be explicit in service to the person trying to use the document
- Commercial additions on Residential properties – Use residential design guidelines for residential portion of building and commercial for addition
- Not seeing a lot of help for dealing with the modern era. It addresses older smaller buildings, but does not fully address those of a modern age. These have different standards and aesthetic values including bigger buildings, philosophy of retailing, office uses, and changes in use. For example, if the Public Safety Building (mid-century building) came to the commission, do the design guidelines help and provide sufficient flexibility for adapting a building to another use?
- Text is redundant in places.
- Insert abbreviated text in references to residential design guidelines for ease of use, but not too big of a document.
- May use good photographs of buildings that have been demolished to avoid overusing photos of the same buildings.

Historic Landmark Commission Discussion of Commercial Design Guidelines – Additions and New Construction (Pgs. 34-72)
October 7, 2009 Meeting Notes

Future Meeting Dates

November 4th

Follows is a summary of the comments made by the Commissioners. Please use the comments listed below to revise the working document. I will also provide a markup of this section of the working document soon.

In addition, please provide a copy of the most recent revisions to the working document to supplement the October billing.

Summary of Comments:

ADDITIONS

- Background – Text is redundant in places. Use this section to identify the types of additions that may be considered or reorganize section.
- Emphasize mass and scale which is the destroying factor
- Echo, acknowledge, or use a modern interpretation of elements such as moldings, cornices and fenestration pattern.
- Recognize historic use and additions that have acquired significance and maintain integrity. But allow flexibility in rehabs for poorly constructed additions and not be trapped by 50 year benchmark.
- Provide directive for commercial buildings converted to residential uses as in photo on pg 46 use commercial design guidelines for storefronts
- Address small commercial in residential neighborhoods – noise from systems, air conditioning, HVAC as well as design (throughout document and upfront)
- Additions need to be a product of their time

ACCESSIBILITY

- Conflicting language regarding materials. Incorporate flexibility – need a place for wood construction and substitute materials (compatible in design). These are reversible and may go away over time.
- Are there other approaches for accessibility than ramps?

SEISMIC

- Why would you make this reversible?
- Do the least amount of damage possible (Put into bold part)

NEW CONSTRUCTION

- Respect and emphasize size and scale which is the destroyer, echoing some of the historic building patterns
- Do not want really restrictive language that forces a building to be average
- Leave material language vague for longevity of document. Wood is not the predominate primary building material.
- Street lighting – Reference neighborhood lighting appropriate to design and scale of neighborhood
- Architectural character – To specific and restrictive. New architecture that does not imitate a historic style or period of architecture
- Address site lighting – compatible and appropriate for surroundings

SOLAR

- Not too restrictive because technology is changing quickly – appropriate and compatible
- Most appropriate when placed in roof lines if readily visible

General Comments

- Soften language (less definitive) - use “preferred” if it can be shown how it relates
- Want to encourage creativity

Historic Landmark Commission Discussion of Commercial Design Guidelines –Rehab Standards (Pgs. 35-44), and Signage (Pgs. 78-87)

November 4, 2009 Meeting Notes

Follows is a summary of the comments made by the Commissioners. Please use the comments listed below to revise the working document. I will also provide a markup of this section of the working document on Monday.

Summary of Comments:

ARCHITECTURAL DETAILS

- Some flexibility in certain situations to consider non-historic materials. But other materials do not age the same and may cause confusion and draw attention.

ROOFS

- Half round gutters preferred, but K-style gutters are acceptable
- Obscuring architectural features is a more important issue than the shape.
- Page 43 – picture shows downspout draining into the foundation.
- Include design standard about irrigation systems.

SIGNAGE

- Need a history of downtown Salt Lake City signage (historic photographs included)
- Approach - discussion needs to be more general than detailed.
- Breakdown into categories:
 - Historic
 - New construction
 - Adaptive reuse
 - Commercial buildings in residential neighborhoods
 - Offices
 - Reuse of historic signs
- Check other cities to see how they address unique conditions.
- Minor inventory of signs in the different districts – context is the overriding principle (block face).
- When did they start marking internally illuminated signs? These may be appropriate for a building of this era.

General Comments

- Working document is repetition in pictures of buildings and text.

