



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Janice Lew, Senior Planner

Date: October 20, 2011

Re: Commercial Design Guidelines

Purpose

The October 20, 2011 discussion will be dedicated to review of the revised rehabilitation and new construction sections of the Commercial Design Guidelines. Over the past few years, the Commission has dedicated significant time and effort in the development of the new document, which was prepared by a consultant. Based on a directive to the consultant, the document was crafted to closely reflect the format of the residential design guidelines. As part of the overall review of the City's design guidelines, staff has identified several areas of the current format which would benefit from revision and refinement. The proposed structure, format and approach for the City's design guidelines were presented to the Commission on September 1, 2011. The latest draft of the Commercial Design Guidelines reflects the same structure and format.

The draft Commercial Design Guidelines are attached for your review. This draft is not in final layout form. Staff will continue to reformat the remainder of the document, which involves less substantive changes. The accompanying illustrations also need additional work. For example, the photographs and captions have not been finalized. However, they are to be used to illustrate the concepts described by the design guidelines and will not be used to convey additional guidelines or substantive text. The revised document is tentatively scheduled for action on the Commission's November 17, 2011 agenda.

Attachments

- A. Draft Commercial Design Guidelines

Attachment A

1.0 Historic Site Features

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 exist downtown and those that remain are primarily sections of mid-20th century concrete sidewalks. However, there have been efforts in recent decades to recapture the historic ambiance of downtown using new lighting fixtures and replanting street trees on many blocks.

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

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General



The South Temple Historic District is notable for its large older shade trees.



Retaining walls in front of commercial buildings such as this example at 445 E South Temple Street provide interest to the streetscape.

1.0. Site Features



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

sidewalk and street. While most historic plant materials have been replaced over time, the use of native 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.

DESIGN OBJECTIVE

Historic site features form an integral part of the original development pattern and should be retained as part of the historic streetscape, whenever practicable. In addition, new site features should be compatible with the historic context.

General

1.1 Historically significant site features should be preserved.

- Original site features such as fencing, retaining walls and walkways should be maintain.
- Repair masonry retaining walls, walkways and drive strips using proper mortar mixes and compatible materials.
- New site features should be designed such that they provide a sense of visual continuity and cohesiveness on a block.

1.2 Historically significant planting designs and hardscape features which are part of the

1.0 Site Features

traditional setting of a property should be maintained.

- The historic progression of spaces between the street and the building including street trees, sidewalks, walls, walkways and planting strips should be maintained.
- New landscaping should be designed to integrate with existing mature planting.
- Indigenous plants suitable to the climate should be selected.

1.3 Original grading designs in front of commercial buildings should be retained where feasible.

1.4 A new fence should be similar in character with those seen traditionally.

- Consider using a lower height fence (less than three feet) in the front yard, so as to better enhance both the individual building and the streetscape.
- A fence that defines a front yard or a side yard on a corner lot should be low to the ground and have a 'transparent quality'.
- New fence designs and materials that are similar to those used historically are appropriate.

1.5 Street furniture should be simple in design.

- The character of these features should not impede one's ability to interpret the historic character of the area.

1.6 Original street lights should be preserved, when feasible.

1.7 Street lights should be compatible with the traditional character of the historic district.

- Simple new designs are appropriate.



Many downtown blocks display added street trees, traditional lighting and varying sidewalk paving materials.



2.0 Storefronts

Storefronts are often the most visible feature of historic commercial buildings. 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 to mid-20th centuries featured recessed entrances, which simultaneously helped to extend the display area and draw pedestrians inward.

Some 19th and early to mid-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. Commercial buildings constructed in the 1950s and 1960s may also possess storefronts with significant materials and detailing.

DESIGN OBJECTIVE

Traditional storefronts should be retained, repaired and restored if necessary. Later cladding may cover or conceal original or early storefront elements, and should be removed with care to avoid additional damage to the fabric. Storefronts on older buildings which were remodeled within the past fifty years are often not compatible with overall building character and their removal may be appropriate when rehabilitation is undertaken.

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- General
- Awnings
- Windows and Bulkheads
- Doors and Entrances
- Staircases and Steps
- Lighting



Preserve and maintain original storefronts, such as those at 802 S 600 East (top) and 779 S 500 East (bottom).



2.0 Storefronts



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



An example of a metal awning on the New Grand Hotel at 369-379 S Main Street.

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

General

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

- Storefront components including display windows, bulkheads, transoms, doors, cornices, pillars and pilasters should be maintained with proper care and treatment.
- Deteriorated or damaged storefronts and their components should be repaired so that the storefront retains its historic appearance.
- Covering or concealing historic storefront components with modern materials should be avoided.

2.2 If a historic storefront has been altered or components are missing, restoration should be to the original design.

- Use historical evidence to help determine the design and style of missing components.
- Carefully remove later materials that obscure original designs, detail or materials and restore the original if possible.

2.3 An alternative design that is an interpretation of a traditional storefront should be considered where an original façade is missing and no evidence exists.

- A new design should continue to convey the character of a typical storefront, including the transparent quality of the display window with a bulkhead below.

Awnings

Historic awnings contribute to the character and appearance of storefronts. Historically, shopkeepers commonly used awnings on their storefronts. Not only did they provide shelter for shoppers, but they also helped in heating

2.0 Storefronts

and cooling a building. Canvas fabric was most common for awnings prior to the 1940s, when metal awnings became prevalent. Awning use declined as air conditioning became more common after the 1940s.

2.4 Awnings of traditional design should be selected.

- Shed awnings are most appropriate for commercial buildings in Salt Lake City. Arched awnings are appropriate for arched openings.
- Awnings may be retractable or fixed in place.
- Flat, metal awnings are appropriate on mid-20th century storefronts.
- Awning colors that are compatible with and complementary to the building are preferred.
- The use of bubble, concave, or convex forms is discouraged except where used originally.

2.5 Awnings should be placed so that they do not cover or detract from architectural details and elements.

- If pilasters or columns define the storefront, place awnings within these spaces rather than overlap the entire storefront.
- Upper façade windows are appropriate locations for awnings.
- Transom lights of prism glass or stained glass are important visible features of a building and should not be covered with an awning.
- Internally lit awnings and vinyl awnings are generally inappropriate.

2.6 Awnings should be of traditional materials such as canvas and metal.

2.7 Solar panels should not be placed on awnings.



Awnings are appropriate for commercial buildings: 501 E 300 South (above) and 736 N 300 West (below).



The distinctive Luxfer glass transom on the New Grand Hotel at 369 S Main Street is intact and not concealed.

2.0 Storefronts



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



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

Above: 361 N Main Street

Below: 271 N Center Street

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. The arrangement, proportions and design of windows in a building façade ("fenestration") are central design elements of the architectural composition. Traditional storefronts of the late 19th and early to mid-20th centuries featured large plate glass windows at the street level of the façade to display merchandise to the passerby. Bulkheads are the lower panels on which the display window rest and are often of wood or brick.

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

2.8 Original window configurations and bulkheads should be preserved and maintained.

- Original features should be repaired rather than replaced.
- Replacement should only be considered if the original is irreparably damaged.

2.9 Replacement windows and bulkheads that match the originals in location, design, size, and materials should be selected.

- 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 window design is unknown,

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select replacement windows that are traditionally scaled with large glass lights and with as few structural divisions as possible to maintain the traditional transparent quality of a storefront.

- If the original bulkhead material is unknown, replacement may be of wood, brick, metal, or other material that is appropriate with the façade.

2.10 Proper framing and glass should be installed when replacing display windows is necessary.

- Window mullions or framing should match the original; wood, copper, bronze metal, steel, or aluminum window mullions or framing are appropriate.
- Tinted glass on a storefront is appropriate if it was used historically.

2.11 Transom lights should not be obscured.

- Covering or concealing transoms with signs, the introduction of new materials, or other items should be avoided.
- Awnings may be appropriate as they do not obscure transoms from complete view.

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 to mid-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 featured transoms of decorative degrees. Traditional materials will vary from wood to various metals, often with glazing. 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



An original tile bulkhead at 422-426 N



Original wood bulkheads such as those at 361 N Main Street are significant parts of historic storefronts.



Wood doors on Utah Commercial & Savings Bank Building at 22 E 100 South.

2.0 Storefronts



Salt Lake City's commercial buildings have a variety of doors and entrances

historic building. Therefore, preservation is extremely important.

2.13 The decorative and functional features of an original primary entrance should be preserved and maintained.

- Removing or altering original doors, surrounds, transoms, sidelights, unless proven to be deteriorated beyond repair should be avoided.
- Original framing such as jambs, sills, and headers of openings should be retained and maintained.
- Primary doors, or those on the main façade should be preserved, as they are especially important to a building's historic appearance.
- Filling or partially blocking historic door openings is inappropriate.

2.14 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.

2.15 Replace historic doors that are beyond repair or missing with new doors that are consistent with the style of the original or the building.

- Match replacement doors to the historic door in materials and size; ensure they are consistent for the style and period of the building.
- Ideally, a replacement door will have the same series of panels and have a frame of the same dimensions.
- Refer to documented research and/or historic photographs when replacing doors.

2.16 New openings should be located on side

or rear façades rather than the main facade so as to minimize visual impact.

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

2.17 Original staircases and steps should be retained.

2.18 Repairs should be made with similar materials.

- Repair wood and concrete stairs with materials to match the original.
- If tile was historically used, its use in repair work is appropriate.

2.19 If the original steps are beyond repair, replacement stairs should match the originals.

2.20 Adding exterior staircases or steps to key building facades where none historically existed should be avoided.

2.21 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.

Lighting

Original light fixtures are details that

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Good lighting choices for historic buildings are simple and unobtrusive, such as the example shown above at 361 N Main Street.



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



contribute to a building's unique historic character by helping to portray a sense of time and place.

2.20 Historic light fixtures should be maintained.

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

2.21 Missing or severely damaged historic light fixtures should be replaced with replacements that replicate the originals.

- Original light fixture design may be documented through photographic or physical evidence.
- If evidence of the original design is missing, a design that is compatible with the character-defining features of the historic building is appropriate.

2.22 New exterior light fixtures 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, ensure that they are unobtrusive and conceal the light source.
- The use of exterior spotlights on a key character-defining façade is discouraged.

2.23 Light fixtures that are installed in a way that damages or obscures architectural features or other building elements should be avoided.

- When securing light fixtures, they should not damage masonry, siding, or other historic materials.
- Lights should be positioned in a manner that enhances visibility without detracting

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from the building's historic character.



3.0 Building Materials and Finishes

Wood and masonry were the dominate primary building materials in Salt Lake City in the 19th and early 20th centuries. Stone and adobe were used as well, but adobe was typically covered with wood siding. The distinct qualities of primary building materials, including their texture and finish as well as size and scale, help to determine the overall historic character of a building.

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.

DESIGN OBJECTIVE

Proper maintenance of building materials is key to their preservation. Paint wood surfaces, and keep masonry dry. When deterioration occurs, repair building materials. In cases where materials are beyond repair, replace with materials matching the original is recommended. Keep replacement of original materials as minimal as possible in order to maintain as much original building material as possible.

General

3.1 Historic building materials, such as brick, stone, terracotta, cast concrete, mortar, wood, stucco and metal should be preserved

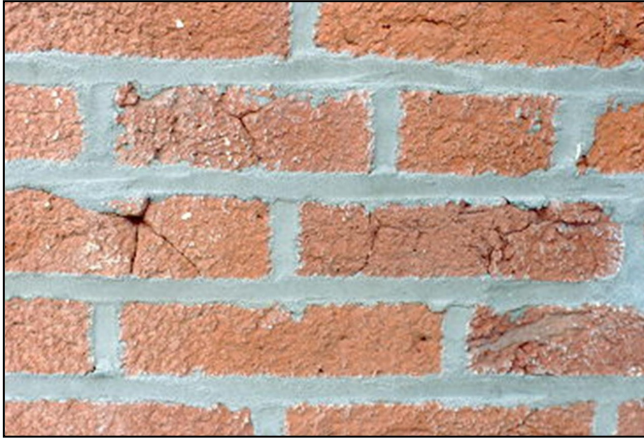
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Masonry
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Historic masonry adds distinct character to buildings (328 S Main Street).

3.0 Building Materials & Finishes



whenever possible.

- Historic building materials should be preserved in place to retain a building's historic character.
- Proper maintenance of historic building materials is important; harsh or abrasive cleaning treatments should be avoided.
- If historic materials are damaged, limited replacement with material matching the original should be considered.
- Covering or concealing historic building material is inappropriate and should be avoided.

Masonry

Masonry refers to the range of solid construction materials, including stone, brick, stucco and concrete. Brick and stone have been typical 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 contributes to its distinct appearance and historic character. The color, texture, and joint profile of the historic mortar are also important characteristics.

Soft mortar with a high ratio of lime was traditionally used in masonry buildings constructed prior to the 1930s. Relatively low proportions of Portland cement were used if any. Harder mortars appear in more modern buildings.

If properly maintained, masonry can last indefinitely. The keys to brick and mortar preservation are to keep water out and to apply the correct type of mortar when repairs are needed. Soft mortars are typically more appropriate for buildings constructed prior to the mid-20th century. More modern buildings may have harder mortars.

3.2 The traditional scale and character of masonry surfaces and architectural features



Hard impermeable modern mortars may force moisture through the more permeable brick and force mechanical stresses to be relieved through the softer brick...which may lead to cracking, spalling, and erosion.

It may be necessary to consult with a historic architect, architectural conservator, or experienced contractor to determine the appropriate treatment.

3.0 Building Materials & Finishes

such as the original tooling, bonding and mortar joints should be retained.

3.3 When cleaning masonry, use the gentlest means possible.

- Historic masonry should only be cleaned when necessary to halt deterioration or to remove graffiti and stains.
- When cleaning masonry, it is advisable to test a small area first to ensure the procedure and cleaning agent are compatible with the masonry.
- The use of detergent cleansers to remove dirt or grime from masonry is acceptable. Water and mild detergent using natural bristle brushes, and/or a non-harmful chemical solution, both followed by a low-pressure water rinse is recommended.
- The use of any kind of harsh, abrasive cleaning such as sandblasting should be avoided.
- Cleaning or removing paint from masonry with high pressure water should be avoided.
- If water is penetrating historic masonry, water-repellent coatings can be used.
- The use of silicone-based sealants on masonry walls is not recommended. Silicone-based sealants do not allow the brick to “breathe” and can trap moisture within walls.
- There are very good non-paint related treatments that are highly effective in strengthening damaged sandblasted masonry and rendering it more water repellent and resistant to the elements.

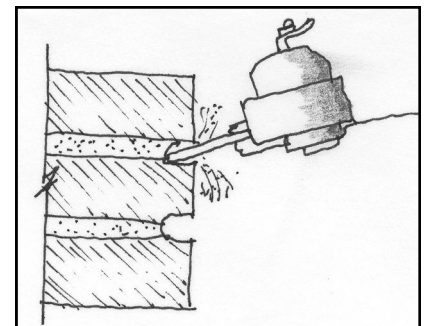
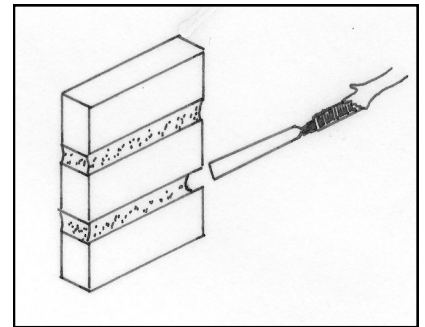
3.4 Covering or concealing original masonry surfaces with inappropriate materials such as stucco, metal, adobe or vinyl should be avoided.

3.5 The use of power tools on historic masonry should be avoided.

- Power tools can be damaging and are not



Leave historic brick unpainted (271 N Center Street).



Hand tools (right) are preferred when removing mortar. Avoid power tools (left) which can damage historic masonry. It may be necessary to consult with a historic architect, architectural conservator, or experienced contractor to determine the appropriate treatment.

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Preserve and maintain original wood siding



recommended when removing mortar.

- Hand tools are preferred since they allow for precision work and minimal damage to adjacent brick and stone.

3.6 Original mortar should be preserved when feasible, but if repointing is necessary use mortar mixes similar to the original.

- New mortar should match the original mortar in width, depth, color, joint profile, and texture.
- When repointing historic mortar, it is important to use a mix that is softer and more permeable than the masonry units to ensure the preservation of the historic masonry.
- Impermeable modern mortar can be inappropriate for repointing older brick and stone because it may force moisture to pass through the more permeable masonry rather than the mortar.
- Modern mortars may contain harmful soluble salts that further accelerate brick and stone deterioration.
- Mechanical stresses cause expansion, contraction and settlement, and water-driven deterioration mechanisms like freeze-thaw will be relieved in the masonry rather than the mortar if the latter is harder than the former.

3.7 Historic masonry should be kept visible and unpainted.

- Painting masonry that has never been painted should be avoided.
- Painting masonry can seal in moisture already in the material, not allowing it to breathe and causing extensive damage over time.
- Covering masonry with stucco should be avoided.

3.8 Concrete elements should be protected from water deterioration.

- Provide proper drainage so that water does

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not stand on flat, horizontal surfaces or accumulate in decorative features.

- Positive drainage away from concrete foundations should be provided to minimize rising moisture.

Wood

Wood is a material used historically for framing, exterior cladding, trim and ornamental details. Wood building materials are a significant part of the fabric of a structure and help to define and characterize an architectural style. Traditional wood framing and cladding was usually carefully chosen, seasoned and durable. When properly maintained, wood will have a long lifespan.

3.9 Original wood features should be preserved and maintained.

- Loss of original siding can change the character of a building in an adverse manner.
- Removing siding that is in good condition or that can be repaired in place should be avoided because significant damage to the siding is likely in removal.
- Regular maintenance of siding will ensure its longevity. Apply paint to provide a finished surface. (Paint color is not reviewed.)

3.10 Wood features should be protected from deterioration.

- Proper drainage and ventilation should be provided to minimize decay.
- Protective coatings should be maintained to decrease damage from moisture. If the building was painted historically, it should remain painted, including all trim.

3.11 Original wood features should be repaired when necessary, and replaced only if it is proven to be deteriorated beyond repair.

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- Repair wood features by patching, piecing-in, consolidating or otherwise reinforcing the wood.
- Replace in kind an entire wood feature that is too deteriorated to repair.
- If portions of wood siding must be replaced due to deterioration, match the dimensions, profile and detail of the original.
- Substitute materials may be considered if their physical properties are similar to those of the historic material, they are installed in a manner that tolerates differences, and they have a proven performance record.

3.12 Exterior woodwork should be cleaned with the gentlest means possible.

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

3.13 Original wood siding should be preserved.

- Removing siding that is in good condition or that can be repaired in place should be avoided.
- Remove only siding that is deteriorated and beyond repair when feasible.
- The detail, form, style, dimensions and finish of the historic siding should match the original if portions of wood siding must be replaced

3.14 Synthetic or substitute materials such as vinyl, aluminum, and asbestos are not compatible materials to historic buildings built prior to about 1950, and are not recommended as replacement siding materials on earlier historic buildings.

- Generally, synthetic or substitute sidings do not adequately replicate siding of traditional materials and greatly detract from a buildings historic appearance.

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- These types of materials might be suitable for buildings constructed in more recent decades if the materials were used originally.

3.15 Original wood building materials should not be covered.

- This obscures the original character of the building.
- An aluminum or vinyl covering over original materials will trap moisture and encourage the failure of building materials.
- Removal of any later siding and rehabilitation of original wood siding is highly encouraged.



Preserve and maintain original cast iron features such as those at 68 N 'K' Street (above) and (below).

Cast Iron & 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 elements. These elements are important in defining a building's historic character and significance.

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

- Original metal features should be properly cared for and not covered, removed or obscured.

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

- Soft metals such as bronze, lead, tin, and copper should be cleaned 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

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

Cast iron columns on the Brooks Arcade at 268 S State Street.



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



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

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.

3.18 Metal features should be repaired by patching, splicing, or otherwise reinforcing the metal using recommended preservation methods.

- For extensively deteriorated or missing parts, repair may also include limited replacement in kind or with compatible substitute materials.
- In some situations, substitute materials such as aluminum, wood, plastics, and fiberglass, painted to match the metal, can be used.
- Any substitute material should be compatible with the original metal and there is no danger of a galvanic reaction.

3.19 Missing elements should be replicated to match the original as closely as possible in texture, profile, and appearance when there is sufficient documentation for an accurate reconstruction of the original.

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

Beginning in the mid-20th century, office buildings and medical complexes became incorporated into Salt Lake City's commercial district. These types of buildings introduced a number of new materials for use on commercial building façades, including tinted glass, aluminum and stainless steel for display window surrounds, porcelain panels, concrete panels, and glass curtain walls. Some of these materials are no longer manufactured and pose

3.0 Building Materials & Finishes

challenges for repair and replication.

3.20 Historic materials from the mid-20th century should be preserved and maintained.

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

- There is a growing industry in salvaging and selling materials from this time period and if not available locally, seek materials from companies on the internet.

Paint

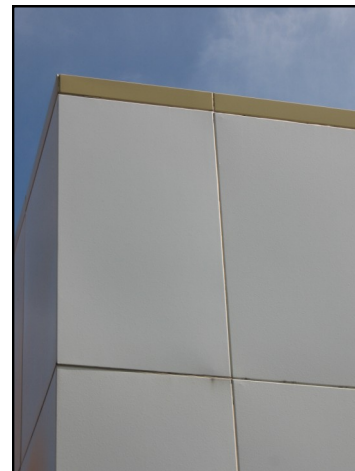
Buildings that were clad with wood siding were usually painted to protect the wood. Stucco and some concrete structures may also have been painted. Property owners are encouraged to use traditional paint schemes when performing regular painting maintenance, including wood windows, doors and trim which unify the composition of elements of a historic building.

3.22 A building's original historic painted or unpainted appearance should be maintained.

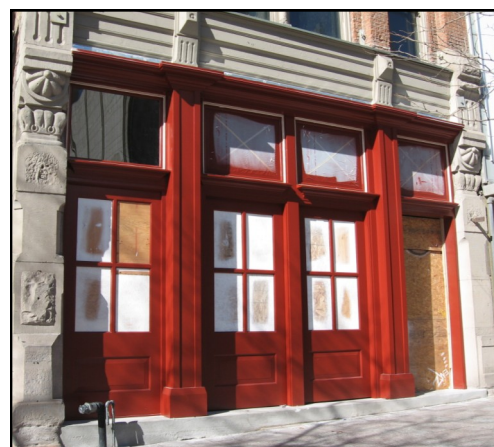
- The painted surface of historically painted buildings or features should be maintained.
- Masonry buildings that have not been previously painted should not be painted.

3.23 Non-abrasive methods to remove paint and protect historic materials should be used during removal.

- To remove paint, non-abrasive methods such as chemical cleaning, hand-scraping, or hand-sanding should be used.
- Abrasive or high-pressure removal methods which are destructive should be avoided.



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



Maintain historic painted appearances (128 S Main Street).



4.0 Windows

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. Just as windows define the character of a building, they also contribute to the unique visual and historic qualities of neighborhoods and downtowns, and their character.

Windows provide scale and visual interest, and they often have unique ornamental trim, hoods or surrounds that help to define a building's style. Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, and operation, as well as the patterns or groupings of the windows. Because historic windows are so significant to the character of a building, their retention and treatment is very important. Some buildings may lose historic integrity and eligibility for historic designation when original material is lost.

The old-growth lumber used in historic wood windows can last indefinitely when maintained, unlike modern replacement windows. All windows expand and contract with temperature changes. For example, vinyl windows expand 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. Once modern windows fail, there are few ways they can be repaired or recycled, and they will likely end up in landfills. This begins an cycle of removal and replacement that could be avoided if the windows were preserved and maintained.

Energy performance is a common topic for discussion when considering window alterations. It is often cited as a reason to remove historic windows. The use of an

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General

Storm Windows



4.0 Windows



ADDITIONAL INFORMATION

- **Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing**

internal or external storm window, combined with maintenance and weather-stripping of the original window frame, will have distinct thermal, acoustic and cost advantages over the replacement of original windows.

DESIGN OBJECTIVE

Preserve, maintain and repair original windows. Concealing, enclosing or covering historic windows should be avoided. If replacement windows are necessary due to deterioration, match the historic window in design and material.

General

4.1 The position, number and pattern or arrangement of original windows in a building façade should be preserved and maintained.

- 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.
- Altering the composition of windows in a key façade by adding new window openings is inappropriate and should be avoided.
- Greater flexibility in the placement of new windows may be considered on side and rear walls.

4.2 The size, shape and proportions of original window openings should be retained.

- Changes to original window openings in a key character-defining façade are not recommended.
- The proportions of the original window should also be respected and retained in any alterations or repair.

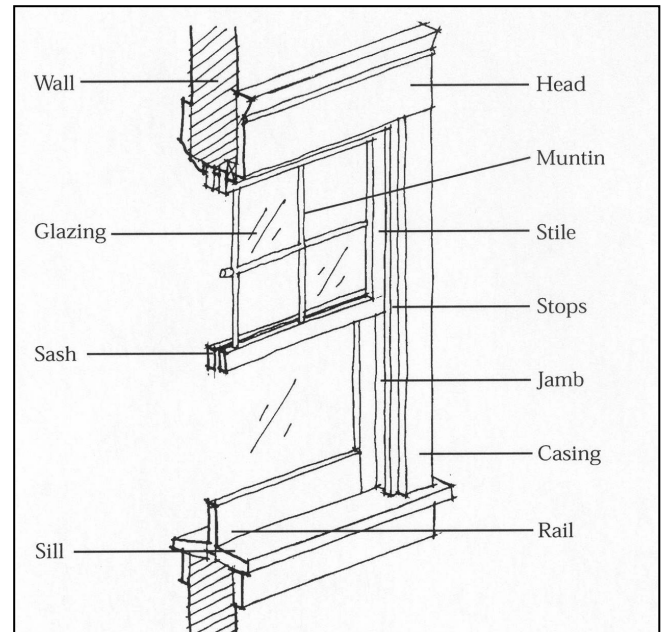
4.0 Windows

4.3 The functional and decorative features of an early or original windows should be repaired rather than replaced through recognized preservation methods for patching, consolidating, splicing and reinforcing.

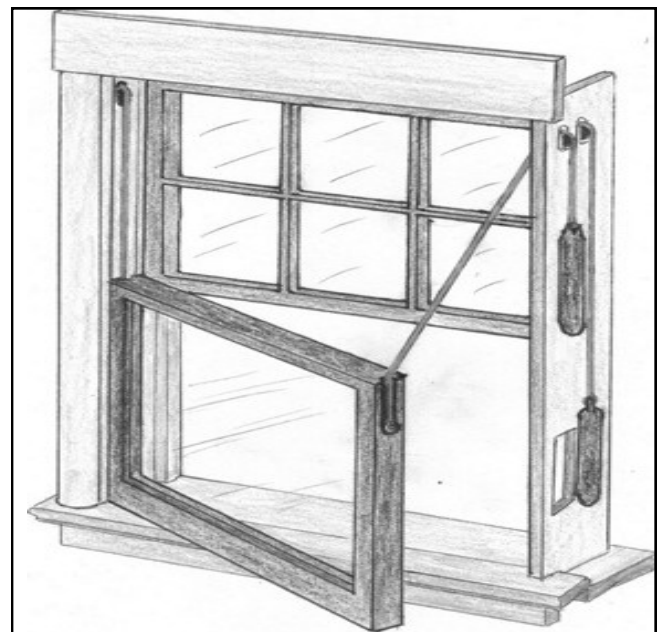
- Retaining as much of the historic window material and detail as possible will help protect the integrity of a building's historic character and appearance.
- Match the original detail and materials in any repair as close as possible. Consolidants or epoxies may be used to strengthen deteriorated wood.
- Only those elements of an original window which are beyond repair should be replaced.
- The deteriorated parts should be replaced with new matching pieces, or splicing new wood into existing members.

4.4 Replace windows only if they are beyond repair and the new windows match the original in size, materials, and number and arrangement of lights.

- The design and location of a window proposed for replacement is important in assessing its significance to a historic building.
- The acceptability of any replacement window is based upon matching the appearance of a historic window through appropriate dimensions, profile, finish, depth of frame, and the appearance of true divided lights.
- Historic windows should be replaced with like materials.
- When replacing a historic window, it is important to retain original window casings and trim when possible.
- True divided lights for windows are preferred or windows with exterior applied muntins, between-the-glass spacers and/or interior muntins and appropriate grid profiles.



Profile of a sash window noting its different elements.



Profile of typical sash weights and cords.

4.0 Windows

- The relationship of window to building wall plane should be maintained.
- It is possible to consider alternative materials in some cases, if the resulting appearance of the window will match that of the original in terms of design, finish of the material, and its proportions and profile.

4.5 A missing original window should be replaced with a new unit based on accurate documentation of the original design or new design compatible with the original opening and the historic character of the building.

4.6 Additional windows should be installed when necessary for a new use on a rear or non-character-defining façade of the building such that it will not compromise the architectural integrity of the building.

4.7 Storm windows should be installed when possible to enhance energy efficiency rather than replace a historic window.

- The installation of storm windows, combined with weather-stripping, can enhance energy conservation.
- Install a storm window on the interior when feasible. This will allow the character and profile of the original window to be seen from the public way.
- If a storm window is to be installed on the exterior, match the design of the original windows and keep as simple as possible.
- A storm window should fit tightly within the window opening without the need for subframes, and set back from the plane of the wall surface as far as possible.
- Select painted wood, anodized aluminum or baked enamel storm windows, preferably matching materials of the original or historic windows.



Storm windows enhance energy efficiency.

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.

4.8 If security doors or windows are installed, they should not damage or detract from a building's historic character and appearance.

4.9 Security doors and windows are more appropriate for rear and side façades.

- Entrances doors and windows on key character-defining façades are focal points and visual elements of historic buildings. Security doors and windows can detract from their historic appearance.
- Entrances on side and rear façades are typically less visible and more appropriate for locating security doors and windows.

4.10 Security doors and windows that are full-view design or have a central meeting rail that matches the historic door or window are preferred.

- A full-view design retains the visibility of the historic door or window.
- Security doors with ornate or decorative grillwork obscure historic features and should be avoided.



Security bars are more appropriate on side or rear elevations.



Architectural features convey historic character
by adding visual interest, defining building

5.0 Architectural Features

styles and exhibiting design and craftsmanship. Architectural features include details such as columns, pilasters, window hoods and surrounds, brackets, cornices, windows and decorative panels and ornamentation. A variety of finishes and materials, including brick, stone, concrete, metal and tile, are used to provide unique features of individual buildings. All traditional architectural features consequently contribute to the design vitality, human scale, visual continuity and coherence of the streetscape.

DESIGN OBJECTIVE

Preserve and maintain historic architectural details and features, as they are important stylistic elements that help define a building's character. Removing or concealing historic architectural details should be avoided. If repair or replacement is necessary, match replacements to the original as closely as possible in material, design, color and texture.

General

5.1 Historic architectural detail and feature should be retained and maintained.

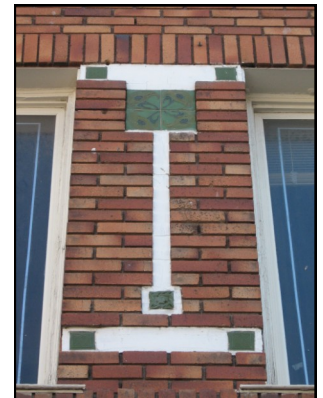
- Historic architectural features convey style, character, and craftsmanship, thus preserving and maintaining these elements is important in retaining a building's historic integrity.
- The removal or concealment of original architectural features will undermine a building's overall historic character.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

5.2 Architectural details and features should only be cleaned when necessary in order to prolong their lifespan.

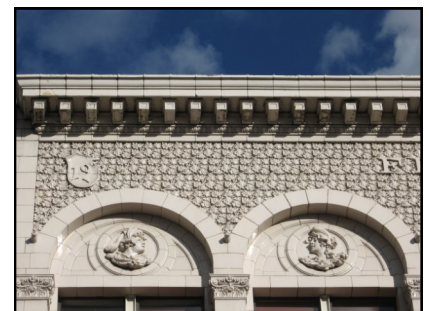
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Cornices & Parapets



Classical columns and an accented entrance are key architectural features of 151 S Main Street.



Architectural details at 145 S State Street.



Architectural details exhibit craftsmanship and help convey a building's distinct character. Felt Building, 341 S Main Street.

5.0 Architectural Features



Preserve and maintain details such as this decorative keystone at 32 Exchange Place.



Above: Orpheum Theatre (Promised Valley), 132 S State Street.



- In general, water, mild detergent and brushes are appropriate cleaning tools.

5.3 When repairing deteriorated or damaged historic architectural features, use 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 corroded metal features, hand scraping or chipping or use of a wire brush are appropriate ways to remove rust and damaged paint. If corrosion is heavy, alternative methods include low pressure grit or sand blasting, flame cleaning, and chemical treatment.
- For their protection, adjacent materials such as brick, glass, and wood should be covered during grit or sand blasting.
- Metal pieces should be painted immediately following rust and paint removal. Epoxies may be used to fill small gaps.

5.4 Missing or severely damaged historic architectural details and features should be replaced with examples that replicate the original.

- Replacements to the original should match in design, proportion, and detail. Original details may be documented through photographs, drawings, graphics, or physical evidence. Where no such evidence exists, a simple design in keeping with the building's historic architectural style and period is appropriate.
- Replication with the same materials is encouraged.
- Substitute materials may be considered if they successfully match the original detail

5.0 Architectural Features

appearance and are not readily visible from the street such as along upper facades and cornices.

5.5 Adding architectural features to buildings where none historically existed should be avoided.

- 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 new elements will also compromise the building's historic integrity and should be avoided.

Cornices & Parapets

Traditional commercial buildings usually have a cornice to cap their street façade and frequently to delineate an intermediate floor in the building façade. Cornices and parapets provide building decoration. Their designs are often associated with particular architectural styles and their preservation is important to maintaining the historic character of buildings. The different profiles, designs, details, colors and materials also play an important role in defining the character of the streetscape. The cornice or parapet may be constructed from a variety of materials, including, stone brick, cast masonry, stucco, terracotta, wood or metal. All materials have their own requirements and techniques for maintenance or repair.

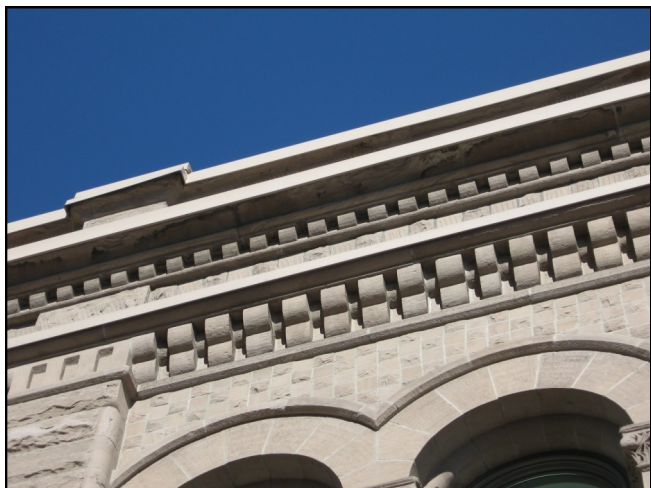
5.6 Historic cornices should be preserved and maintained.

5.7 Removing, concealing or covering original cornices with modern materials should be avoided.

5.8 When replacing a missing cornice, the replacement should match the original in



5.0 Architectural Features



style, materials, size, and design.

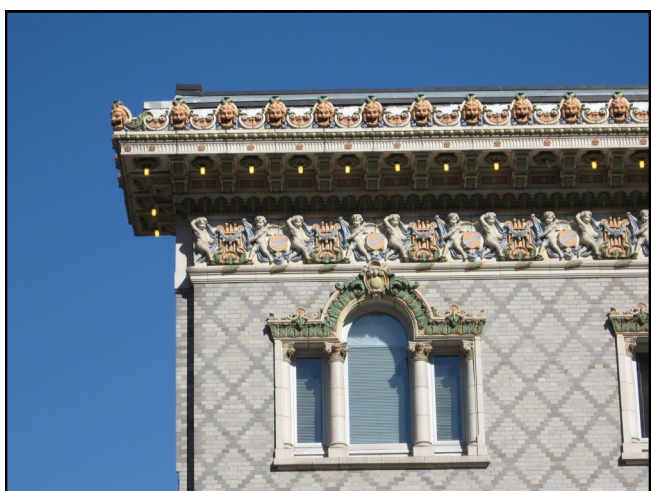
- In cases where original cornices are missing, rehabilitation through the installation of new cornices based on physical or pictorial evidence of the original design is encouraged.
- If no historical, physical and/or pictorial evidence exists for a particular building, new cornices may be of a new design that is compatible in style, size, scale, and materials.

5.9 Adding cornices or parapets to a building should be avoided 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.

5.10 A plan for seismically retrofitting a historic cornice or parapet should be developed.

- A historic cornice can be secured by installing a continuous horizontal channel across its surface with pins imbedded vertically into the cornice. A steel angle brace is welded to the channel and attached with a lag bolt to the roof.



Roof shape and design are often major features

The Utah State Historical Society, Salt Lake County Archives Office and other local repositories have excellent photographic coverage of Salt Lake City from the 19th and early 20th centuries.

for historic buildings. Repetitions of similar

roof forms along a street or block add to the sense of rhythm, scale, and cohesiveness. Although the function of a roof is to protect a building from the elements, it also contributes to the overall character of the building. 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. Traditional materials and associated detailing will vary, and include shingles, slate and tile. In many cases these have been chosen to convey aspects of the building style and character.

DESIGN OBJECTIVE

The roof form, its pitch, materials and associated parapets are all character-defining features that should be retained and restored.

General

6.1 Historic roof forms, features and materials should be retained.

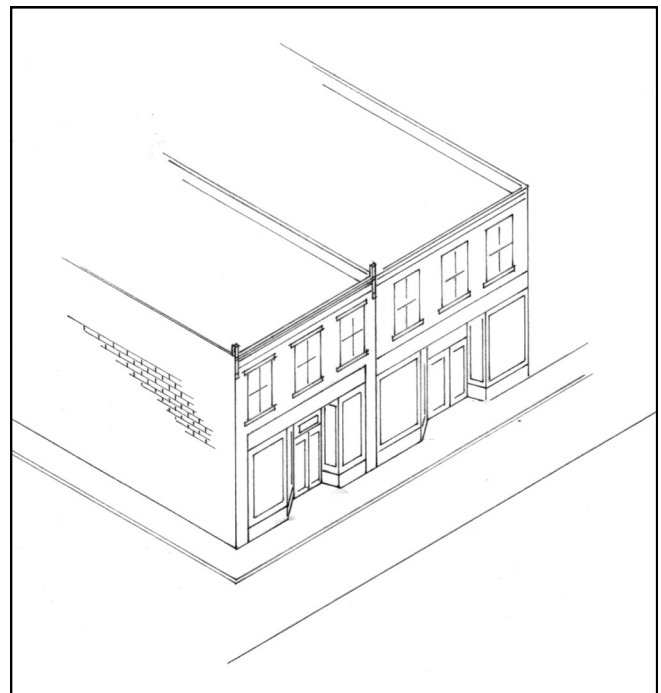
- Roofs in their original size, shape and pitch, with original features such as parapets, cornices, decorative features and chimneys should be retained.
- Removing original or early roofing material that is in good condition should be avoided.

6.2 Where replacement is necessary materials that convey a scale and physical quality similar to those used traditionally should be used.

- Replacement materials that are similar to the original in style, texture and color should be used.
- Specialty materials such as tile or slate should be replaced with matching material whenever feasible.

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- General
- Chimneys
- Gutters & Downspouts
- Skylights



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

6.0 Roofs

6.3 The original historic eave depth should be preserved.

- The shadows created by the overhang of traditional eaves contribute to the perception of the building's historic scale and character.
- Eaves also provide weather protection for the building, and therefore should be preserved.
- Exposed roof rafters, soffits and details should be retained and restored.

6.4 Introducing new roof elements that detract from the building's historic appearance and character should be avoided.

- New roof elements such as skylights, solar panels, decks, balconies, and satellite dishes should not be highly visible from the street or obscure original features.

Chimneys

The chimney of a historic building was often designed as a decorative and functional architectural feature. A chimney may be integrated into a building wall or it may form an integral part of the roof form adding to the visual quality of the surrounding skyline. Removing an original chimney lessens a property's architectural integrity as well as a traditional building pattern indicative of a property's history.

6.5 Original chimneys should be retained and repaired.

- Care for chimneys following the guidelines for brickwork/masonry. When necessary use gentle cleaning methods. Use soft, historic mortar compounds that match the original when repointing.
- Original chimney features should be repaired rather than removed.
- The original materials, colors, shape and masonry should be matched as closely as



possible.

6.6 A previously existing historic chimney should be reconstruct if historical documentation supports that it was a notable feature of the building and previously removed or damaged.

6.7 Chimneys may be supported for seismic stability.

- Physical structural supports may include metal straps or brackets anchored to the roof framing.

Gutters & 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. Regularly inspect and maintain gutters and downspouts help to protect buildings from water damage.

6.8 Traditional gutters, downspouts, and splash blocks should be retained and maintained.

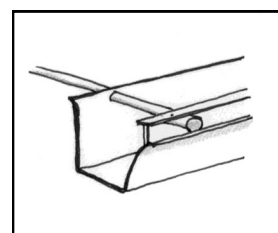
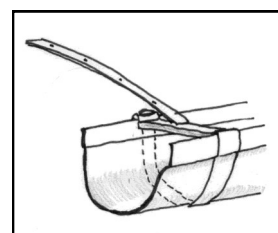
- Existing boxed or built-in gutters should be retained and kept in good working order.
- Deteriorated or damaged traditional gutters should be repaired.

6.9 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.
- Ogee or "K" design gutters may be considered, if there is no evidence of an external gutter or the original design of a gutter.



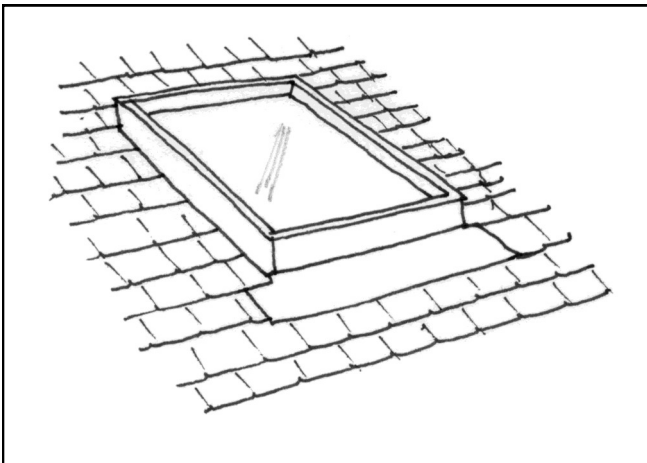
Half round gutters, as shown above, are the most appropriate for Salt Lake City's historic buildings. Ogee gutters, below, may be acceptable for post-1940 structures.



6.0 Roofs



Appropriate downspout and splash block.



6.10 Downspouts should be located 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.
- Downspouts should drain away from foundations and not affect neighboring buildings.

Skylights

Skylights typically are modern additions to buildings that can add more natural light to a building's interior.

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

6.12 New skylights should be placed in inconspicuous areas where they will not detract from the historic appearance of the building.

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

6.13 Use appropriate skylight design.

- When installing skylights, the most appropriate styles are those that lie level with the roofline.
- Convex or "bubble" designs are not recommended.

Foundations are a significant feature of historic building. The design of a foundation is

7.0 Foundations

influenced by location, types of materials used and pattern of openings. Above ground foundations can be visually differentiated from the wall above by a change in plane. For example, masonry foundations are often separated from the main wall by a plain or modeled ledge or projection. In other cases, foundations are distinguished from walls by a change in material. The arrangement of these elements is an important characteristic.

DESIGN OBJECTIVE

Preserve and maintain original foundation materials. Proper maintenance and repairs will help ensure the longevity of historic foundations. During winter months it is important to avoid contact between foundations and salts or other ice melts to avoid destructive effects on historic masonry.

General

7.1 Original foundations should be preserved and maintained.

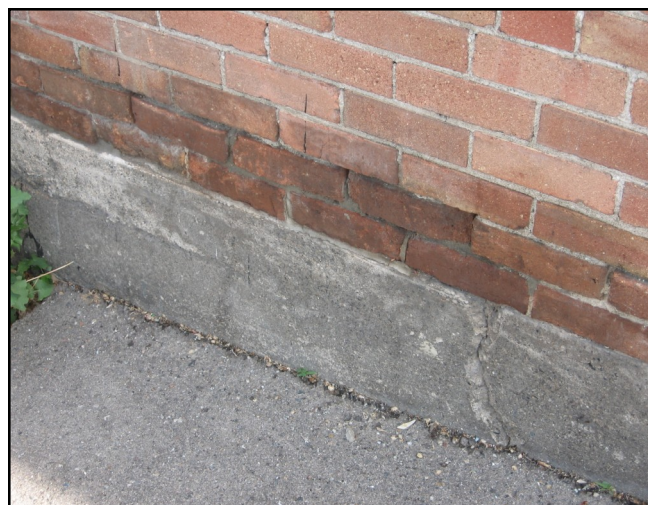
- Original foundation materials, design and detailing should be maintained.
- Covering original foundations with concrete block, plywood panels, corrugated metal or wood shingles is not appropriate.

7.2 Masonry guidelines for cleaning, care, and repair of masonry foundations should be followed.

7.3 If replacement foundations are necessary, match the original as closely as possible.

- Match replacement materials for foundations to the historic foundation and install using similar construction techniques if possible.

7.4 Keep water away from foundations as much as possible.



*A concrete foundation at
422-426 N 300 West.*

It may be necessary to consult with a historic architect, architectural conservator, or experienced contractor to determine the appropriate treatment.

-
- Irrigation devices should be kept at least 3 feet away from foundations and all spray should be directed away from foundations.
 - Woody shrubs and trees should be kept away to prevent damage to historic materials.
 - Downspouts should drain away from foundations through the use of splashblocks, drains, site grading etc.

Additions provide owners with flexibility in their building use. As businesses grow and

change, they often require more space and additions fill this need. Additions may take a variety of forms, ranging from an extension to the building footprint, to a rooftop addition. When adding to historic commercial buildings, the most important consideration is to maintain the building's historic character and appearance.

DESIGN OBJECTIVE

Select designs, materials and placement that minimize the effect to the historic appearance and character of the building and district.

General

8.1 The overall design of the addition should be in keeping with the character of the historic building and not detract from its historic integrity.

- Additions that are compatible with the original building in scale, proportion, rhythm, and materials are appropriate.
- Elements such as roof pitch, window design, ratio of solids to voids, and general form of the addition should complement those of the original building.
- The addition should be distinguishable from the historic building.
- Subtle differences in materials or styles can help clarify new from original portions of the structure.

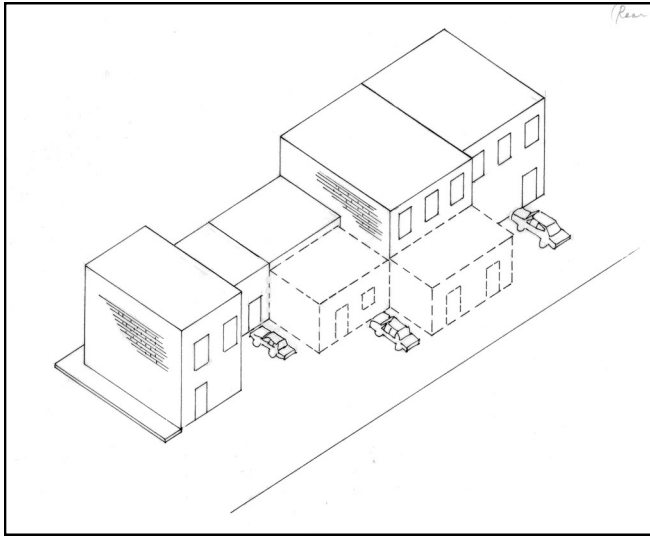
8.2 The addition should be subordinate in size to the overall historic building.

- The size and design of the addition should not overwhelm the building.
- Rear additions should not be readily visible from the street.
- Lateral additions should be set back from the front wall plane of the original building.

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General

8.0 Additions

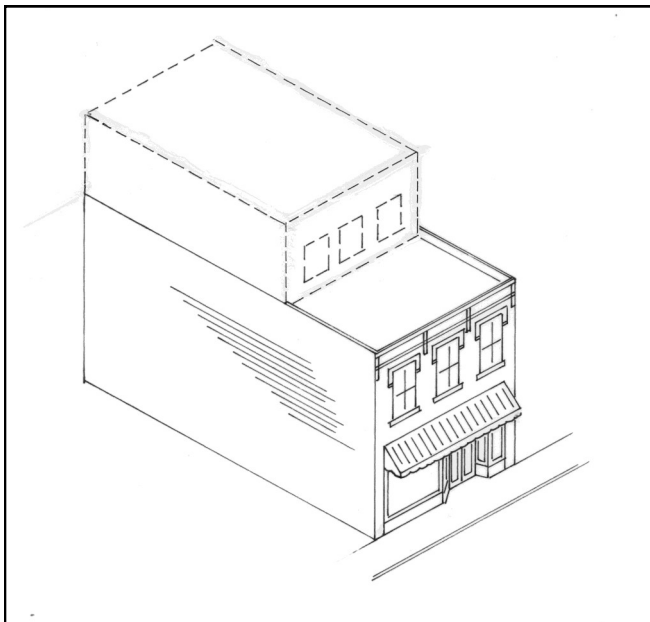


8.3 Additions should be constructed that do not obscure or damage significant architectural features when possible.

- Loss or alteration of cornices, architectural details, and other important features should be avoided.
- Additions should cause minimal damage to significant materials and be constructed in a way that minimizes the overall loss of historic walls or roofs.
- Existing openings should be used to connect the building and the addition.
- Pay particular attention to drainage details such that new drainage patterns do not accelerate deterioration of historic materials.

8.4 A rooftop addition should not adversely affect the architectural proportions of the building.

- The original profile of the historic building should be maintained.
- The mass and scale of the key character-defining façades should be preserved; the rooftop addition should not overwhelm or overhang the façade.
- Rooftop additions should be constructed so that they are recessed and not readily visible from the street.
- The addition should be designed so that it will appear subordinate to the original building in form, height, massing, materials and color.



The Americans with Disabilities Act (ADA) was passed in 1990 and requires that all places

9.0 Accessibility

of public accommodation be accessible to everyone. Historic commercial buildings must meet ADA requirements. Local and state codes apply as well. Property owners need to consult the Americans with Disability Act Accessibility Guidelines (ADAAG) when complying with ADA requirements. State and local requirements, however, may differ from the ADA requirements, and property owners need to be aware of all applicable accessibility requirements before making any modifications to their buildings.

Compliance with ADA, however, does not mean that the historic integrity of a building has to be compromised. Property owners can reach the goal of providing a high level of accessibility without compromising significant features or overall character of their historic property. Creative solutions include incorporating ramps, installing wheelchair lifts, creating new entrances, and modifying doors, hardware, and thresholds. In addition, alternative measures can be considered if there is a threat to the historic resource.

DESIGN OBJECTIVES

Ensure that primary entrances to commercial buildings meet ADA requirements. If this is not possible, make alternative entrances available, clearly mark them and maintain them to the same guidelines as the primary entrance. If access ramps are needed, simple designs compatible with the historic character of the building are recommended.

General

9.1 Accessibility solutions must meet all state and local accessibility requirements as well as ADA mandates.

9.2 Identify and evaluate accessibility options within a preservation context.

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General



Push plates for ADA access are appropriate solutions for access into commercial buildings.

9.0 Accessibility



- Damage to significant architectural features and materials should be avoided.

9.3 The design and location of ramps should not compromise the historic character of a building.

- Access ramps should be located where they will have the least visual impact on important features and character of a historic building.
- Access ramps should be simple in design with railings distinguishable from historic features.
- Ramps of concrete, metal, wood or similar materials that are compatible with the primary materials of the building should be constructed.

9.4 Access to historic buildings through a primary public entrance should be maintained.

- Historic doors and door frames should be retained.
- Historic doors should be upgraded with a device to reduce door pressure.
- The use of automatic door opens with push plates is an appropriate alternative to meet ADA door requirements.
- If a primary public entrance cannot be retrofitted, make a secondary public entrance accessible.



Doors can also be modified with pressurized door openers to allow for ease of access.

For more information on accessibility, please refer to the *National Park Service Preservation Brief 32, Making Historic Properties Accessible*.

Most historic

10.0 Seismic Upgrade

buildings were constructed when little was known about seismic design thus increasing their vulnerability in the event of an earthquake. Modern technologies; however, have made it possible to retrofit historic buildings to improve their ability to withstand such an event. Upgrades to foundations, floors, ceilings, walls, columns, and roofs, can greatly improve a building's resistance to seismic activity.

DESIGN OBJECTIVE

Seismic strength within a building is achieved through the reinforcement of structural elements. Traditional methods of strengthening include anchored ties, reinforced mortar joints, braced frames, bond beams, moment-resisting frames, shear walls, and horizontal diaphragms. Historic buildings can use these methods successfully, if they are sensitive to the historic character of the building.

General

10.1 Historic materials should be preserved and retained to the greatest extent possible.

- The wholesale replacement of historic material should be avoided.

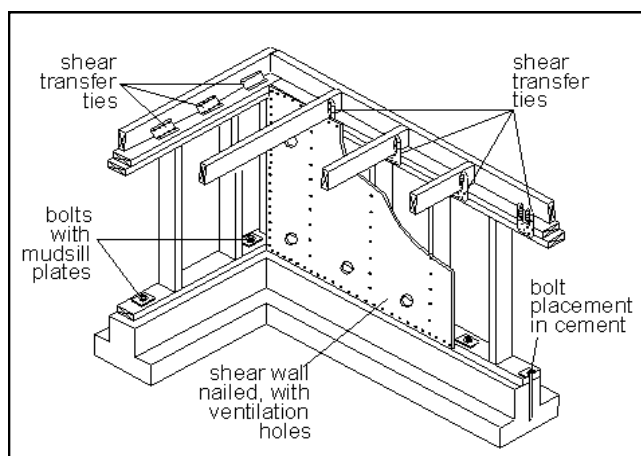
10.2 Seismic retrofitting of a historic building should be undertaken in a manner that will not damage structural systems and character-defining features.

- Materials used in seismic retrofitting should be located on the interior and/or blend with existing architectural features.
- Unavoidable damage should be repaired with compatible materials and techniques.

10.3 The architectural integrity of a historic building should be respected with seismic work that is sensitive to its historic

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General



Typical seismic retrofitting includes reinforcing the foundation through added ties, bolts and plates.



Seismic retrofitting can include adding steel frames and dampers in basement and parking areas of commercial buildings.

10.0 Seismic Upgrade

appearance.

- New seismic systems should be installed to be compatible in design with the historic building.

10.4 Seismic work should be “reversible” to the greatest extent possible.

- This will allow for traditional repair of remaining historic materials, and provide an opportunity for the application of future improved systems.

For additional information, refer to: Utah Division of State History, Office of Preservation. "Bracing for the Big One: Seismic Retrofit of Historic Houses," 1993.

Seismic design for a historic building should include consultation with an architectural conservator, historic architect, or contractor with extensive experience working with historic buildings.

11.0 Streetscape Elements

Streetscapes represent the inter-relationship between public spaces and buildings along streets within an urban setting. Local amenity and identity are closely linked to the quality of the streetscape. The quality of the streetscape is formed by well-defined spaces and the character of the buildings, outdoor ground surfaces, vegetation, walls, fences and furnishings that enrich the space.

Traditional streetscape elements reinforce the unique character of a block, neighborhood, downtown or historic district. Shaded sidewalks on a residential street or benches in downtown encourage activity and contribute greatly to the overall livability of an area.

DESIGN OBJECTIVE

New streetscape improvements should respect the historic character of the area and complement traditional designs and landscaping.

General

11.1 The historic character of a streetscape should be protected and maintained.

- Traditional streetscape elements should be retained and preserved or re-installed when appropriate.

11.2 A historic feature of the streetscape that is too deteriorated to repair should be replaced using physical evidence to guide the new work.

11.3 New streetscape elements should be compatible in design and style with the surrounding environment.

- Sidewalks should reflect historic patterns or distinctive paving or surface treatment to create consistency.
- Street furniture such as benches, trash receptacles and tables should be simple in

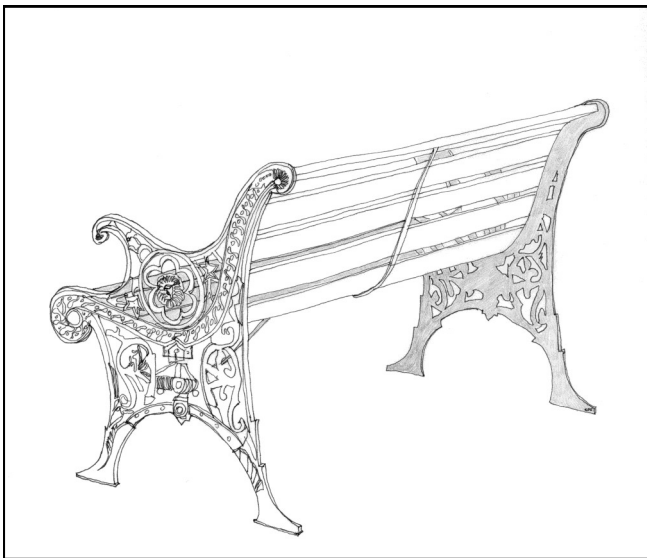
11.0 Streetscape Elements

design and compatible with the style and scale of adjacent buildings and outdoor spaces.

- Curb cuts, driveways and off-street parking should be carefully planned to protect the historic character of the streetscape and/or district.
- The design of lighting fixtures and poles should be compatible in scale, design, material and brightness with the setting.

11.4 All streetscape elements should work together to create a unified and coherent visual identity and public space.

- The visual cohesiveness and historic character of the commercial area should be maintained through the use of traditional materials.
- If using the same kind of material is not feasible, then a compatible substitute material may be considered.



12.0 Mechanical Equipment and Service Utilities

Modern developments in communication and energy have resulted in the increased use of devices such as satellite dishes, solar panels and air conditioning systems. Commercial buildings also require trash and recycling storage areas and other equipment. These elements can be effectively integrated into historic properties without detracting from their historic character as long as property owners are conscientious about their placement and installment.

DESIGN OBJECTIVE

Mechanical systems, utility boxes, trash receptacles, and other service elements should be placed in inconspicuous areas where they are not readily visible from the street. Satellite dishes, solar panels, and other communication or energy devices should be located as unobtrusively as possible. Rear walls or rear roof slopes are the best locations for these devices.

Satellite Dishes

12.1 Satellite dishes should be installed in inconspicuous areas where they are not readily visible from the street.

- Mounting satellite dishes on key façades of a building should be avoided.
- Parapets and roof profiles should be used to screen these additions.

12.2 Satellite dishes that are small in size are more appropriate than larger ones.

Solar Collection Systems

12.3 Solar collection systems should be located where they are least visible and obtrusive.

- Rooftops, rear and side yards or rear accessory buildings that are not readily visible from the public way are the



Rooftops are the preferred location for solar panels.

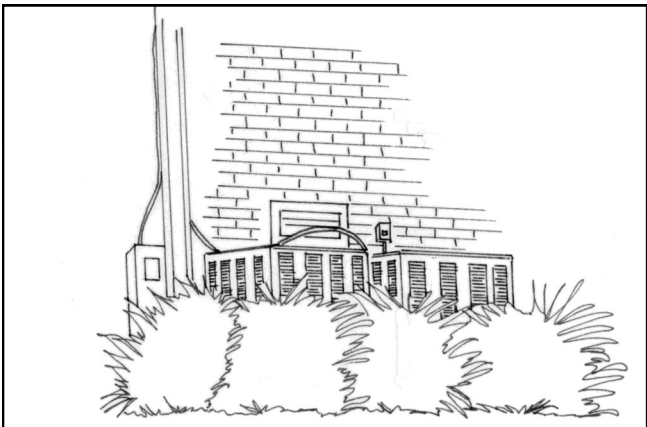
12.0 Mechanical Equipment and Service Utilities



Heating and cooling units should be located at rear elevations such as shown here or on rooftop areas not visible from the street.



This HVAC system at 271 N Center Street is situated in an inconspicuous area on the rear elevation.



Conceal mechanical systems with landscaping.

preferred locations for solar devices.

12.4 Solar panels that are attached to a building should not be readily visible from the street.

- Solar panels should be mounted on rooftops flush with the roofline or hidden behind cornices or parapet walls.
- Using hardware, frames, and piping with a reflective finish should be avoided.

12.5 The method of installation that will cause the least damage to character-defining features of the historic building should be used.

Utilities

12.6 Mechanical service equipment should be installed where it will not be readily seen from the public way.

- The equipment should be positioned towards the rear of the building.
- If located on top of a building, the equipment should be set back or behind a parapet or roofline.

12.7 Window-mounted mechanical systems should be located on the side or rear façades; their visibility should be minimal.

12.8 Meters, conduits, and other equipment should be located in a location not readily visible from the public way.

Trash and Recycling Storage Areas

12.9 Garbage containers should be placed where not readily visible from the street.

- Dumpsters and other garbage containers should be screen from view.

12.0 Mechanical Equipment and Service Utilities

Fire Escapes

12.10 Original fire escapes should be retained when possible.

- A historic fire escape should be repaired rather than replaced.
- If repair is not possible, replace a fire escape to match the original as closely as possible.

12.11 New fire escapes should be located on building facades that are not readily visible from the street.

- Fire escapes traditionally are located on the rear or side façades of buildings.

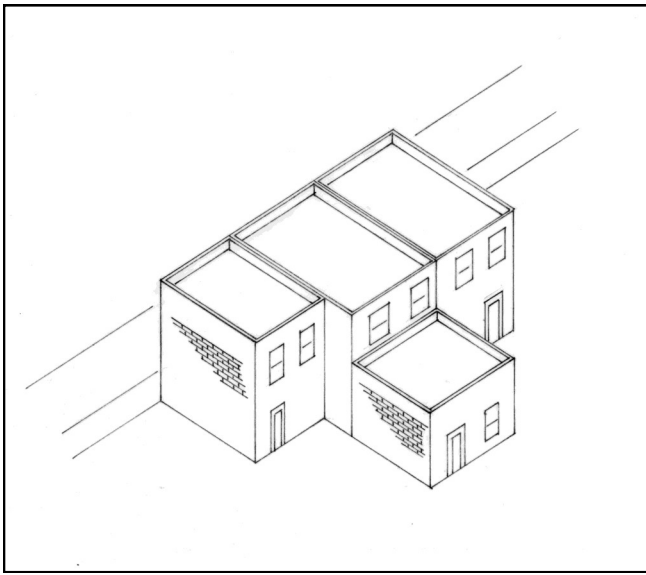
12.12 The addition of fire escapes should not damage historic architectural features.

12.12 New fire escapes may be either open or enclosed.

- For enclosed fire escape surfaces, materials matching or compatible with those used on the historic building should be selected.
- For open fire escape surfaces, metal or similar materials should be used.



Historic fire escape at 379 S Main Street.



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

It may be necessary to consult with a historic architect, architectural conservator, or experienced contractor to determine the appropriate treatment.

13.0 New Construction

Where there are vacant lots in a historic district, new construction is encouraged to add to the vitality of the historic district or neighborhood. Constructing a new building can be a challenge, but careful thought and planning can result in a design that is compatible with the historic context of the district. While historic districts convey a sense of time and place which is retained through preservation of existing structures, these areas continue to be dynamic evolving communities.

DESIGN OBJECTIVES

New construction can respect the basic visual characteristics of an area by integrating the historic relationships and fundamental design elements that define the historic character of the district with contemporary design and construction technology of today. New construction is compatible with the area by appropriate massing, form, scale, rhythm, orientation, materials, texture, fenestration and patterns. These elements contribute to the overall sense of cohesiveness and continuity of the historic district without imitating historic architectural styles.

Placement and Orientation

Salt Lake City's commercial buildings traditionally have storefronts and primary entrances oriented toward the street, sidewalks and landscape features. Buildings are also oriented with their primary facades in line with the property boundaries of the lot. This arrangement respects the established grid street pattern that is prevalent in the districts, with the exception of Capitol Hill.

13.1 Traditional development patterns should be continued.

- The traditional orientation of a building toward the street should be maintained.

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Placement and Orientation
Mass and Scale
Architectural Character
Façade Elements
Building Materials
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Parking

13.0 New Construction

- New buildings should be positioned on their sites in a similar alignment to surrounding historic buildings in the area.
- The primary entrance should be located to face the street.

13.2 Historic street patterns should be maintained.

- New construction should not interfere with historic street or alley patterns.

13.3 Distinctive features that emphasize buildings on corner lots should be considered.

- Both street facades should be designed to provide aesthetic appeal.
- A corner entrance is a way of accentuating corner locations.

Mass, Scale and Form

Mass and scale are among the significant design elements that have the greatest influence on compatible construction in the community. Traditionally, commercial buildings had varied heights, a similarity of form, visually interesting skylines and pedestrian-scaled street fronts. While the trend has been for commercial buildings to become increasingly larger over time, it is important that newly constructed buildings respect the traditional scale of buildings in the historic district.

13.4 Develop a new building design that reinforces the established building scale of the area.

- A rectangular form should be dominant on the street front.
- A primary façade should respect the established height pattern of the area.
- If a building must be taller than those found traditionally on the block, consider stepping upper stories back from the main

It may be necessary to consult with a historic architect, architectural conservator, or experienced contractor to determine the appropriate treatment.

13.0 New Construction

façade.

- The mass of a new tall build should step down in height to lower adjacent structures.

13.5 New buildings should be constructed to appear similar in width to surrounding historic buildings.

- This can be accomplished with variations in material, window design, façade height or decorative details.
- If new construction is filling a large footprint that is wider than traditional buildings along the block, consider dividing the building into parts that are similar in scale to buildings seen historically.

13.6 A new façade should reflect the traditional spacing patterns established along the street front.

13.7 A sense of human scale should be established in the building design.

- The apparent scale of a larger building can be reduced using vertical and horizontal divisions.
- Changes in color, texture and materials can be used to help define human scale.
- Materials that help convey scale in their proportion, detail and form can be incorporated in the design.

13.8 The alignment of horizontal elements along the block should be maintained.

- The traditional separation between storefronts and upper facades should be continued.
- Window sills, moldings and midbelt cornices are among those elements that may align.

13.9 New buildings should be designed with roof forms consistent with surrounding buildings on the block.

13.0 New Construction

Architectural Character

While it is important that new development reinforce the basic character-defining features in an area, it is not necessary that it replicate historic architectural styles. Stylistic distinctions between new buildings and neighboring historic buildings are preferred, when the design of the new building is compatible with the historic context.

13.4 The imitation of earlier architectural styles is discouraged.

- New construction should be recognized as a product of its own time and not create a false sense of history.

13.5 Contemporary designs compatible with the character of the neighborhood and/or district should be used.

- Visual compatibility is achieved through similarities in mass, scale, and established patterns of features such as windows, doors, and storefronts.

13.6 Contemporary interpretations of traditional designs and details are encouraged.

- New designs for architectural features can be used to create aesthetic appeal and convey the fact that the building is new.
- Contemporary designs for new storefronts can provide interest while distinguishing older buildings from new.

Façade Elements

The diversity of façade elements greatly contributes to the character in historic districts. In particular, windows, doors, details, ornaments and cornice moldings provide visual interest. Ensuring these features are similar in scale and reflect the character of those seen traditionally helps provide compatibility with existing historic structures.

13.7 Historic examples should be used to design appropriate entries in size, shape, and placement.

- The primary entrance should face the street.
- The primary entrance should be clearly defined with a canopy or other architectural or landscape feature.
- New interpretations of traditional building entries that are similar in scale and overall character to those seen historically are encouraged.
- A door style that is similar to those found on storefronts in the area should be used.

13.7 The size and proportion of building wall opening should complement adjacent historic building designs.

- New buildings should be designed to have similar amounts of wall space and openings for windows and doors as neighboring historic buildings.
- Patterns in rhythm, size and alignment of window and door openings should be similar to surrounding historic buildings.

13.8 Materials used in and around windows should be similar to those used historically.

- Windows should be trimmed with wood, painted metal or anodized aluminum.
- Window glass should be clear; not tinted or reflective.

13.9 Building components that are similar in size and shape to those found historically along the street are preferred.

- These include ornamental elements such as cornices, moldings, or other decorative features.

13.10 The use of canopies and awnings is encouraged.

- Install awnings that fit the dimensions of the opening, to emphasize these proportions.

13.0 New Construction

- Cloth, canvas, or metal awnings or canopies are appropriate.
- Vinyl or other synthetic materials are discouraged.
- Illumination that shines through an awning is inappropriate and should be avoided.

13.11 The addition of datestones or cornerstones displaying the building's date of construction is encouraged.

Building Materials

Building materials contribute to the visual continuity of a historic district. Masonry, predominately brick and stone, is the most common material for commercial buildings; however, wood was also used. New construction that utilizes this array of materials helps to reinforce the quality and integrity of the historic buildings in the area.

13.12 Traditional building materials should be used that are compatible with adjacent buildings is preferred.

- Traditional building materials such as wood and masonry should be used to help provide a sense of visual continuity and flow to the street.

13.13 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.

- Alternative materials for contemporary buildings should be used if they appear similar in scale, proportion, texture and finish to materials used historically.
- Alternative materials should have a proven durability in Salt Lake City's climate.
- Different materials may be appropriate for commercial areas with historic architecture from the recent past.

Lighting

Commercial buildings often have exterior lighting to enhance the visibility of the businesses which they contain. Traditionally, this lighting has been limited and subtle with modest fixtures that highlight features such as entrances, architectural details and/or signs. This overall effect of simple, concentrated building lighting is appropriate on new buildings.

13.14 The visual impact of site and architectural lighting should be minimized.

- Lighting should be a subtle addition to the property that does not visually dominate the site or intrude on adjacent property.
- Lighting should be used to accent architectural details, building entrances and signs.
- An entire building should not be washed in light.

13.15 Building lighting should be kept simple in design and unobtrusive.

- Fixture design should be simple in form and detail and enhances the design of the building.

13.16 Replicas of historic lighting are discouraged.

- Reproductions of historic lighting that invoke a false sense of history should be avoided.
- Contemporary designs based on traditional styles may be appropriate.

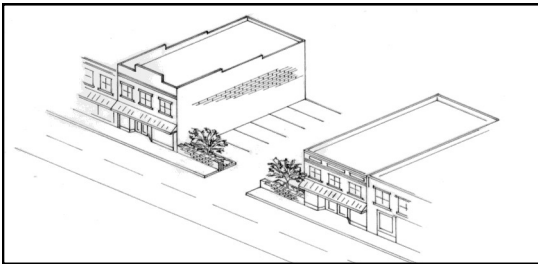
Parking

Most older buildings were not designed with the automobile in mind, so the parking of today's vehicles may detract from the historic districts. The visual impact of new off-street parking areas, therefore should be minimized.

13.0 New Construction



Older shade trees provide screening of new parking lots.



Landscaping aligned with adjacent buildings.



Additional landscaping would help to screen this parking lot in the Avenues Historic District.



13.17 Parking areas should be located where they are least visually obtrusive.

- Off-street parking should be located inside or behind a building, where its visual impact will be minimized.

13.18 Landscaping should be integrated with parking areas to screen the view of stored vehicles from the street.

- New parking areas should be screened through the use of planted areas, fences, hedges and decorative walls.
- Landscape materials should have a similar setback and location as the streetscape elements of adjacent properties.
- Large parking areas should be divided with plantings.
- Mature trees should not be removed to construct new lots or expand parking area wherever possible.

13.18 Parking structures should be sensitive to the surrounding historic neighborhood and streetscape.

- Mass, scale, materials, detailing and fenestration should be comparable to historic structures.
- The parking structure should not compromise the visual continuity of the street.
- The parking structure should be designed to allow space for active uses at the sidewalk edge and provide pedestrian interest.
- Parking structures should be design so that the sloping circulation bays are internal to the building and not expressed in the exterior treatment of the building.