

**HISTORIC LANDMARK COMMISSION
STAFF REPORT**



Planning Division
Department of Community and
Economic Development

**RESIDENTIAL DESIGN GUIDELINES:
CH.18 WESTMORELAND PLACE
PLNPCM2015-00162**

**H - Historic Preservation Overlay District
June 4, 2015**

Applicant:

Mayor Ralph Becker

Staff:

Carl Leith

Carl.Leith@slcgov.com

(801)535-7758

Zone:

H-Historic Preservation Overlay
Districts City Wide

Council District:

N/A

Applicable Land Use

Regulations:

- 21A.34.020 H-Historic
Preservation Overlay District

Notification:

- Notice mailed on 5/21/15
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 5/21/15

Attachments:

- A. Design Guidelines for
Westmoreland Place
Historic District - Draft
- B. Public Open House: May
21, 2015 - Materials

Request

A petition initiated by Mayor Ralph Becker to create design guidelines for the Westmoreland Place local historic district for inclusion within the Preservation Handbook for Historic Residential Properties and Districts in Salt Lake City.

The design guidelines for Westmoreland Place local historic district will form a new chapter of the Residential Design Guidelines, addressing the specific historical development and character of this district. They reflect the form and structure of the current chapters which address the City's historic districts. They will provide design advice to owners and applicants, and will serve as a review and decision-making guide for the public, the Commission and Staff. The draft Westmoreland guidelines will supplement the current design guidelines for residential, multifamily and commercial historic buildings and signs, reflecting best practice in information, guidance, organization and clarity.

Recommendation

That the Historic Landmark Commission reviews this Draft of the Design Guidelines for Westmoreland Place Historic District, together with received public comments, forward comments to Staff, and continue the public hearing to Commission review of a final draft of the guidelines at a forthcoming meeting.

Potential Motion

Based on the review of the Design Guidelines for Westmoreland Place Historic District, I move that the Historic Landmark Commission forward comments to Staff, and continue the public hearing to review a revised final draft of the guidelines at the next meeting.

Introduction

This report summarizes the first Draft of the Design Guidelines for Westmoreland Place local historic district. The guidelines, when adopted, will form an additional chapter in the Residential Design Guidelines (Preservation Handbook). They will supplement the general guidelines in the Handbook with specific background and complementary guidelines crafted to identify and safeguard the particular historic character of Westmoreland Place, while anticipating ongoing change and helping to ensure that such change is sensitive to the historic architectural character of the neighborhood. As is the case with all the City's design guidelines, they will help to clarify and inform decisions based on the historic design standards in the ordinance.



Background

Westmoreland Place local historic district was designated in August 2010, with the overwhelming support of the residents of the neighborhood, and following due public consultation, process and procedure. It was designated to the National Register of Historic Places in April 2011. Revised design guidelines for residential historic districts and properties were adopted by City Council in 2012, alongside new design guidelines for historic commercial buildings and signs. The specific historic district chapter for Westmoreland Place was not drafted at that time, and will become the new Chapter 18 of the Handbook upon adoption.

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City contains the current residential design guidelines, and provides introductory chapters and appendices which are a common resource for the City's other historic guidelines for commercial buildings and signs, as well as the recently adopted Design Guidelines for Historic Apartment and Multifamily Buildings. The Handbook has two primary objectives. It provides clarity and guidance for owners, developers, contractors, commissioners and staff in the various ways to meet and accord with the historic design criteria in the ordinance. The Handbook also crafted as an interactive 'go to' source to provide advice and information on the various aspects of the stewardship of an older property, from maintenance and repair through to alterations and additions, and in the planning of a particular project. Much information is contained within the document, and much more is immediately available through live URL links to additional websites and information resources. Since the majority of access to and use of the guidelines will be in digital form, the Handbook is organized as a series of individual PDFs on the City's Historic Preservation website, as well as being available as a PDF of the complete document. The new Westmoreland Place chapter will be available in the same format, and will contain additional live links and interactive cross references. The Handbook can be accessed here: <http://www.slcgov.com/historic-preservation/historic-preservation-residential-design-guidelines>

Public Comment

The draft Westmoreland Place design guidelines were presented at a Planning Division Open House meeting on May 21, 2015. Notification of the open house was sent specifically to all addresses within the Local Historic District and the coincidental and adjacent National Register District, and notice was also sent out on the Planning list serve. Two members of the public attended the meeting, with interest expressed in understanding the role of the design guidelines and the process for approval of work and alterations. A follow-up information email was sent to one member of the public who attended and had inquiries regarding future projects. No specific comments on the guidelines were made at the meeting. The materials available for the Open House make up Attachment B to this report.

To date no other public comments have been received. A specific Westmoreland Place neighborhood meeting is planned.

Design Guidelines for Westmoreland Place Historic District – First Draft

The draft design guidelines for Westmoreland Place follow the format and structure established for the other historic district chapters in the Handbook. The chapter initially addresses historic architectural character and specific characteristics of the district to define neighborhood character, and then identifies a number of design guidelines under Streetscape and Architectural Features. Westmoreland Place is arguably Salt Lake City's most cohesive concentration of Craftsman and Prairie Style Bungalows, reflecting its early years of development, while representing the later development phases in the varied period cottage styles to emerge subsequently.

The structure of the chapter is organized under the following headings. The First Draft of the Design Guidelines form Attachment A of this report.

HISTORIC ARCHITECTURAL CHARACTER

DEVELOPMENT TRENDS

CHARACTERISTICS OF WESTMORELAND PLACE

GOALS FOR THE DISTRICT

STREETSCAPE FEATURES

STREET PATTERN, LANDSCAPE & SITE DESIGN FEATURES

DGs 1, 2 & 3

ARCHITECTURAL FEATURES

BUILDING FORM, MASS & SCALE

DGs 4, 5 & 6

PORCHES

DGs 7, 8 & 9

BUILDING & ROOF MATERIALS

DGs 10 & 11

ADDITIONS

DGs 12, 13 & 14

Next Stages

The next stages in completing the design guidelines will include a meeting for the Westmoreland Place neighborhood to elicit thoughts, comments, knowledge and insights from current residents in the district.

On the basis of those responses, public commentary to date, comments from Commissioners and staff, a further draft and potentially final draft will be developed for review by the Commission.

Attachment A

DESIGN GUIDELINES FOR WESTMORELAND PLACE – DRAFT 1

PRESERVATION HANDBOOK FOR HISTORIC PROPERTIES & DISTRICTS
IN SALT LAKE CITY - Chapter 18

Chapter 18

Westmoreland Place



PART III Historic Districts



Historic Architectural Character

Westmoreland Place was laid out as an exclusive residential subdivision in 1913 on the East Bench of the city. The developers were the brothers, Earl and Clark O. Dunshee, who had previously platted the first restricted residential area in Salt Lake City as the nearby Westminster Heights. They used this apparently successful approach again for Westmoreland Place.

The Dunshee brothers drew inspiration from the work of architects Greene & Greene in Pasadena, California, with their creative development of the Craftsman bungalow style infused with Japanese architectural influences. The name of Westmoreland Place it seems was also inspired by the Pasadena setting of their seminal Gamble House .

The subdivision was laid out with distinctive granite gatehouses framing the diagonal Westmoreland Drive access at the north west corner. The gatehouse, with its associated areas of open space, was a conscious design to effectively identify and distinguish this district from its surrounding neighborhood with a creative departure from its grid layout.

Within the subdivision the street pattern is roughly square, enabling it to integrate with the grid layout to the east and the south, yet create its own sense of exclusive enclave. The original subdivision plat and marketing included 10 ft wide alleys and tennis courts, although neither materialized.

Only single, unattached residential houses, on a minimum of 50 ft lots, with a uniform 25 ft setback, at a minimum cost of \$3000, could be constructed. Garage construction was only permitted on completion of the house. Landscaping of the development was designed to establish and to enhance its gentility, with tree planting including up to 500 maple trees, uninterrupted by utility lines which were sited to the rear of the lots.

HISTORIC ARCHITECTURAL CHARACTER	18 : 3
DEVELOPMENT TRENDS	18 : 5
CHARACTERISTICS OF WESTMORELAND PL	18 : 5
GOALS FOR THE DISTRICT	18 : 6
STREETSCAPE FEATURES	18 : 6
STREET PATTERN, LANDSCAPE & SITE DESIGN FEATURES	18 : 6
ARCHITECTURAL FEATURES	18 : 7
BUILDING FORM, MASS & SCALE	18 : 7
PORCHES	18 : 8
BUILDING & ROOF MATERIALS	18 : 9
ADDITIONS	18 : 10



Westmoreland Place Streetscape

PART III Historic Districts

With a city streetcar line along 1500 East, the location could be advertised and sold as being within 18 minutes of Downtown Salt Lake City. The streetcar continued to provide service and attract residents through to c.1940, until replaced by bus on the same route.

Exercising fairly detailed control of all aspects of the early development, the sites were successfully marketed to a range of the city's prominent citizens. The other key player in the early development of Westmoreland were William and Eric Ryberg who as contractors built the majority of the first residences.

This first phase of the development of Westmoreland Place included many examples of the bungalow concept, with both Craftsman and Prairie School examples. Rare for Utah, there are examples of the California and Airplane Craftsman bungalow subtypes, with the houses at 1576 East Harrison Avenue and 1347 South Filmore Street being respective examples. These were built for and occupied by the Dunshee brothers.

There are some 23 examples of bungalow types (38%) in Westmoreland Place, personifying the height of fashionability for this residential type. Early bungalow development was characterized by the use of few materials and by shallow pitched roof ridge parallel to the street, with cross gabled projecting front porch and deep eaves lines. This cohesive relationship tends to anchor the primary character of Westmoreland, despite its later and more varied architectural expression.



A concentration of bungalow designs typifies the earliest phase of development in Westmoreland Place.

The brothers' departure for Los Angeles in 1922 marked a break with the early coherent phase of development. This coincided with changing architectural fashion and opened Westmoreland Place to a second development phase, focusing primarily on the popular period cottage styles across the 1920s and '30s. These include English Tudor, English Cottage and a number of Colonial Revival types, introduced by Clipped Gable cottages. While some of these maintained the initial single to one-and-a-half-story scale, an increasing number of two-story houses were constructed during this period.

Architects include Evans & Wooley who helped to popularize the Prairie style in Utah, and who designed the early Colonial Revival house at 1353 Filmore Street in 1922. The late 1930s saw the construction of two duplex houses, contrasting with the previous single-family character.

Infill construction in the 1940s and 1950s took the form of the simpler Minimal Traditional type, completing the spectrum of the development of Westmoreland Place. Many of these examples, including two duplexes, were constructed around the fringes of the subdivision. Some are outside the boundaries of the City's designated local historic district (although inside the National Register Historic District.)

Westmoreland Place was designated as a Salt Lake City Local Historic District in August 2010, and as a National Register Historic District in 2011.



Salt Lake City

Development Trends

Westmoreland Place is an established and fully built-out residential neighborhood, thus future significant change is likely to be limited. Proposals for alteration and perhaps additions are anticipated, as owners develop objectives to restore or enhance their living space. Alterations and additions have in most cases been sensitive to the special character of the buildings and the context. Future proposals should continue to be designed to respect the special character of the building, its immediate setting and its Westmoreland Place context.



A shared front setback line harmonizes a spectrum of front porch forms and designs to define the street frontage.



The second development phase provides contrasting period revival designs and often an increase in building height.

A Preservation Handbook for Historic Residential Properties & Districts

Characteristics of the Westmoreland Place Historic District

The following is a summary of key characteristics of the district:

- Westmoreland Place is initially defined by the formal 'exclusive' distinguishing character of its formal diagonal entrance gateway, and the associated areas of open space. Beyond, this approach focuses on the diverging Filmore Street and Sherman Avenue which draw you into the residential streetscape interior. While Westmoreland is directly connected with the street pattern beyond, this sense of enclosure and 'enclave' still seem a very considered design layout in planning the subdivision.
- Continuous 'avenues' of mature street maple trees emphasize the role of the park strip in shielding the buildings and private landscaping from the street. A sense of shared mature landscape helps to blend the sequence of private open spaces into a neighborhood asset, creating a sophisticated and tranquil atmosphere, while reinforcing a coherent streetscape character.
- Low and deep eaves lines from the sequence of bungalows, orchestrated by a common setback line, help to emphasize a horizontality and also the cohesion of the streetscape as architectural form becomes more varied.
- Drive width to rear garages tends to be limited, periodically taking the form of wheel strips, integrating vehicle hardscape with lawn and planted landscape. Front path walkways are also an inherent characteristic, punctuating streetscape views.
- Westmoreland Place was designed as a single family residential district and, despite limited later duplex construction, generally retains this

character.

- The character of the core of the neighborhood is defined by its physical and phased sequence of single-story bungalows, interspersed with occasionally taller period revival cottages.
- The spectrum of individual and architecturally significant bungalow designs help to define the primary character of the district and to establish its unique qualities.
- The visual emphasis of bungalow designs creates a pronounced horizontality, contrasting with the subsequent vertical emphasis and proportions of the period cottages.
- Later buildings maintain the sense of human scale, while simplifying the palette of materials and architectural forms and embellishments from the first two decades of development.

Goals for the District

Goals for the Westmoreland Place Historic District center upon retaining, maintaining and enhancing its distinctive historic architectural and landscape character. Major change is not anticipated, although one or more properties suffer from vacancy and deferred maintenance. Alterations and additions should be planned and designed to retain and respect character-defining features and the original architectural character of the buildings, reflecting historic design advice in this chapter, and the other design guidelines in this Residential Handbook.



A continuity of open space and mature landscaping helps to unify varied architectural expression.

Streetscape Features

Street Pattern, Landscape & Site Design Features

The street pattern of the core of the district effectively defines a central roughly square street block, accessed from the northwest by the diagonal approach through the two granite gatehouses. To the north, the neighborhood is defined by 1300 South, and to the west by 1500 East. Harrison Avenue cuts through the southern part of the district, linking it with 1500 East and 1600 East, and the surrounding street grid. Because most streets terminate within the neighborhood, they help to create the sense of detachment and intimate enclosure associated with Westmoreland Place.

A sense of the maturity created by the original maple street trees and much of the character of Westmoreland Place centers on this street pattern and the features of this streetscape. Substantial tree cover and established planting across the sequence of private yards help to support this sylvan character. They also provide a complimentary context for the earlier period of varied, low profile bungalow forms and designs, with their horizontal lines.

Grading for individual sites varies across the neighborhood, with buildings being increasingly situated above street level towards the south and west. While this changes to a degree the sense of continuity from public to private space, the same continuity remains an important feature. Areas of retaining wall, and access steps to front entries, become characteristic.

18.1 The sense of openness and continuity across private front yards should be retained where this is a characteristic of the streetscape.

- Avoid or restrict the extent of fencing in the front yard where possible.
- Consider recessing the demarcation of a front yard with fencing to the rear section of the yard to maintain a sense of continuity to the front.
- Keep fencing low and transparent.

18.2 Any retaining walls should be designed to avoid abrupt and significant changes in level and to reflect the materials of the context.

- Terrace to reduce the height of any individual section of wall.
- Match the palette of materials of the house and/or the context.

18.3 The historic common setback lines, which help to unify the varied sequence of building forms and styles, should be maintained.

- The setback line is variously defined by a projecting porch or the front building facade.



A gradual transition from public to private open space is often gently defined by front yard landscaping and planting.

Architectural Features

Building Form, Mass and Scale

Architectural form, massing and scale tends to reflect the evolution of the neighborhood. Consequently they tend to be important in establishing the development sequence and the character of the district.

The initial phase from 1913 demonstrates the ambitions of the developers, and is represented by a number of fine examples of the bungalow type, ranging from variations on the Craftsman through to Prairie School forms. Building profiles and roof pitches are consistently low, even where they rise to an additional level. Characteristically, architectural lines and proportions are horizontal, emphasized by deep projecting eaves, creating an affinity with the landscaped open space. Plan form is usually rectilinear, with either an integral or projecting front porch. Massing and composition tend towards the asymmetrical, resulting in interesting shallow roof profiles and interplay of gables and roof planes.

The second phase of the development of Westmoreland Place is represented by the period-revival cottage styles. The cottages contrast notably with the earlier character with their steeper profiles, gables and roof pitches creating a distinctly vertical emphasis. The building plan tends to more compact, with a number of buildings rising to include a second story, and departing from the largely single story bungalow phase. Building form is increasingly irregular, manifest in asymmetrical massing and steep intersecting gables. Fenestration, as well as principal articulation, tends to be more vertical in proportion.

The final phase of the development of the neighborhood includes the complete build out, with infill housing around the fringes of the district. The simpler forms and absent eaves of the Minimal Traditional types contrast with the earlier decades. Medium pitch roof forms and spare embellishment characterize this period and the conclusion of the development of Westmoreland.

Although the architectural character of the district can be categorized by these sequential phases, the variety and individuality of the design of each building is essential to the character of the neighborhood. It should be the immediate design reference point for the consideration of alterations to an existing building, taking into account the relationships defined by the context.

18.4 The individual design of the building should be the primary context and reference point for the form and design of alterations.

- Design in character with the building, and then the context.

18.5 Original architectural features should be retained in the planning and design of any alterations.

- These would include gables, roof forms, porch profiles and details, and dormer windows.
- The integrity and individuality of the design of the building will be an essential consideration.

18.6 Chimney stacks, as a key character-defining element in many buildings, should be retained.

- Avoid reducing the height of the stack.
- Plan for repair and reinstatement if necessary.
- Repair to match existing character and materials.

Porches

Front porches vary with the architectural style of the house, ranging from the genteel and discreet front door arch, through to the variety of wide low and deep porches and verandas of the individual bungalows. They introduce the building, while establishing and emphasizing the particular style or type. The form, details and palette of materials are usually all important in defining this architectural character.

The bungalows bring a variety of porch forms, from the Prairie horizontal eaves, through to the open and structurally framed gables of the Craftsman and California styles. They are features of significance in terms of the individual building, in the street facade and in defining the character of the district.

Where used the period cottage porch, while more limited in scale, are still enlisted as an important introduction to the building, and visual emphasis for the front entrance. Again, they are usually a significant element of the architectural composition and interpretation of the style, and an opportunity to be creative with stylistic reference and motif in creating the individuality of the building.

18.7 The character of the original porch should be retained in any proposed alterations.

- The porch is often the most public element in the building design.
- This would include all elements of the porch, including the materials and detailing.

18.8 An open porch should not be enclosed.

- The open porch is an important element in passive energy management, tempering extremes in temperature and weather.
- Consider restoring an open porch where this might have been enclosed in the past.

18.9 Match the framework and molding profiles, details and materials in any porch repair or alteration.

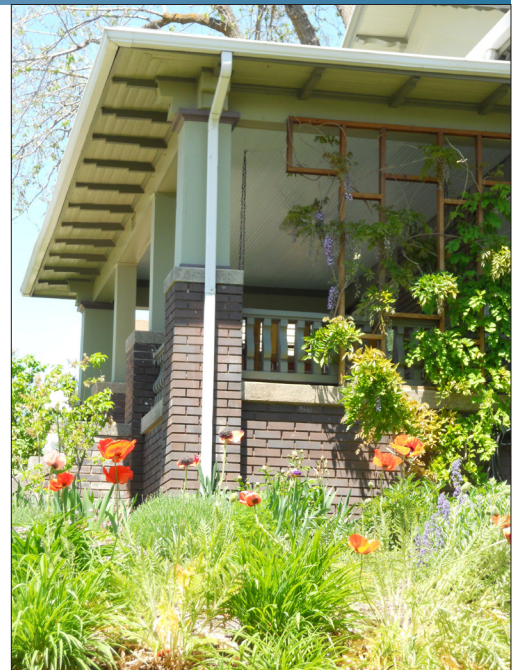
- Avoid altering the profiles of rafter-tails, beams, purlins or molding details, when considering re-roofing, or planning for gutter installation.

Building & Roof Materials

Brick is a predominant building material, often in combination or embellished with stone or concrete. Stucco is also characteristic, and draws from the range of Arts and Crafts finishes such as roughcast which were in vogue in the first two decades of the development of the neighborhood.

Cedar shingle siding is a key characteristic of the Craftsman bungalow style and is used in Westmoreland to decorative effect, often double-lapped, to embellish the principal facades. Rock-faced sandstone, concrete block and river rock/cobblestone are also a characteristic of a number of houses, helping to define their individuality as well as stylistic reference points. Retaining original materials, and maintaining a continuity with the original palette of materials in any repairs or alterations, are important to the integrity and character of the individual building.

Roofing is now largely in asphalt shingles, although there are examples of cedar shingles and bartile. Cedar shingles, once a characteristic of roofing as well as the siding of many buildings, still roof the granite gatehouses either side of the entrance to Westmoreland Place.



The design detail and materials of the porch frequently help to define architectural character and style.



Specific attention to the choice of construction materials and their detailing are an inherent characteristic of the Arts and Crafts design philosophy defining early Westmoreland.



18.10 Maintenance, repairs and alterations should adhere to the palette of original materials employed in the design of the building.

- This is of particular importance to buildings of Arts and Crafts character where the choice and the expression of materials were central to the construction of the design.
- Avoid substitute materials, or finishes, wherever possible.

18.11 The characteristics of each material, as well as the detailed profiles employed in construction and pointing, should inform planned maintenance and repair.

- A regular maintenance program should reduce the need for any repairs or replacement.
- Retain and repair wherever possible.
- Match the original material where the original is beyond and replacement is unavoidable.



The detailing as well as the palette of materials play a key role in defining the individual character of each of the buildings.

Additions

18.12 Planning an addition should be considered in the context of the scale, height and design of the individual building.

- This becomes a greater challenge with the shallow roof planes and profiles of the bungalow.
- An addition should not detract from or compete with the original building.

18.13 An addition should ideally be to the rear of the original building, and should avoid increasing the height of the building.

- The design should respect the original building.

18.14 See also the Design Guidelines on Additions in the Residential Handbook and Guidelines, Ch.8.



Horizontal lines and low roof profiles are characteristic of the Craftsman style bungalow and prompt designing an addition within and behind these profiles.

Attachment B
PLANNING DIVISION PUBLIC OPEN HOUSE
21 SEPTEMBER 2015

OPEN HOUSE MATERIALS

- Open House Agenda - *Attached*
- Contact Sheet - *Attached*
- Questions & Comments Sheet - *Attached*
- HP Resources & Westmoreland Place LHD Map - *Attached*
- National Historic Register Survey & Nomination
- Preservation Handbook for Historic Properties & Districts
- Westmoreland Place Design Guidelines – First Draft - *Attachment A*

SALT LAKE CITY PLANNING DIVISION

OPEN HOUSE

May 21, 2015 at 4:30 p.m. to 6:00 p.m.

City & County Building

451 S State Street, 4th Floor Hallway

Salt Lake City, Utah

HAVE YOUR VOICE HEARD

Your input is important to us and can help shape the decisions related to these projects.

GET YOUR QUESTIONS ANSWERED

This is an opportunity for you to learn about proposed development projects as well as new regulations and planning polices that the Planning Division and other City Departments are working on.

CAN'T MAKE IT TO THE OPEN HOUSE?

If you have questions about any of the items on the agenda but can not make it to the Open House, feel free to contact our staff.

ON THE AGENDA

Accessory Dwelling Units Amendment - A request by Mayor Ralph Becker to clarify and broaden the accessory dwelling units ordinance. Related provisions of Title 21A Zoning may also be amended as part of this petition. Staff contact is Michael Maloy at 801-535-7118 or michael.maloy@slcgov.com. Case Number PLNPCM2014-00447

Unit Legalization Amendment - A request by the City Council to reestablish the unit legalization process. The unit legalization process provided a way for people who have an additional dwelling unit established prior to 1995 and not currently recognized by the City to have it officially recognized as a legal unit. Staff contact is Christopher Lee at 801-535-7706 or christopher.lee@slcgov.com. Case Number PLNPCM2015-00142

Electric Vehicle Charging Station Amendment - A request by Mayor Ralph Becker to modify the electric vehicle parking ordinance, which requires parking for electric vehicles for some types of developments throughout the City. Related provisions of Title 21A Zoning may also be amended as part of this petition. Staff contact is Tracy Tran at 801-535-7645 or tracy.tran@slcgov.com. Case Number PLNPCM2015-00148

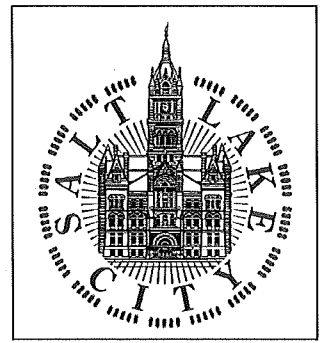
Zoning Ordinance Text Fine Tuning - A request by Mayor Ralph Becker to fine tune and clarify regulations in Title 21A - Zoning. The specific changes include: 1) clarifications to the duties and responsibilities of various decision making bodies, and 2) clarification of noticing requirements. The changes would apply citywide. Staff contact is Maryann Pickering at 801-535-7660 or maryann.pickering@slcgov.com. Case Number PLNPCM2015-00146

Westmoreland Place Residential Design Guidelines - A request by Mayor Ralph Becker to amend the Design Guidelines for Historic Residential Properties and Districts (Preservation Handbook) to create design guidelines for the Westmoreland Place Local Historic District. Each local historic district has a chapter in the guidelines addressing the specific character of the district with supplemental design guidelines to address those particular characteristics. The Planning Division will follow the City adoption process for amending design guidelines which includes citizen input and public hearings with the Historic Landmark Commission, Planning Commission and City Council. Staff contact is Carl Leith at 801-535-7758 or carl.leith@slcgov.com. Case Number PLNPCM2015-00162



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801-535-7700

**OPEN HOUSE
PUBLIC CONTACT SHEET
May 21, 2015
Westmoreland Place Design
Guidelines
DRAFT**



Planning and Zoning Division
Department of Community and
Economic Development

Please Confirm your Contact Details Below

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WESTMORELAND PLACE DESIGN GUIDELINES

OPEN HOUSE 21 MAY, 2015

QUESTIONS & COMMENTS

The Westmoreland Place Design Guidelines will form a currently missing chapter in the Residential Design Guidelines (Preservation Handbook). Each of Salt Lake City's Local Historic Districts has a particular chapter addressing the history and character of the district, with a few design guidelines to advise on considerations to ensure that proposed changes within the district recognize, respect and retain the special characteristics of the neighborhood. Effectively to encourage change and design which are sensitive to and compatible with historic architectural character.

The Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, containing the historic residential design guidelines, is a revision to the City's residential design guidelines adopted in 1999. It is written both to contain the guidelines and also to serve as a 'go to' resource for advice and information on maintenance, repair and considerations in planning a project for an historic property. A mine of information and resources can be accessed via the many live URL links in the Handbook. It can be accessed at the following link.

<http://www.slcgov.com/historic-preservation/historic-preservation-residential-design-guidelines>

Your thoughts and considerations on the current draft guidelines, their scope and whether they address all of the issues you think can arise, will help us to frame and comprehensively address current and future sensitive change in the district.

Please note here any initial points you might have and / or

Please feel free to take this page home, and forward written comments later. Please email or post, or give us a call at the number below.

ARE YOU A RESIDENT OF WESTMORELAND PLACE?

WHAT SPECIFIC INFORMATION WOULD BE USEFUL TO YOU IN MAINTAINING, REPAIRING AND/OR PLANNING A PROJECT FOR YOUR HOUSE?

Please leave your name, e-mail address, phone number and/or postal address to help us keep you up to date on the progress with the design guidelines

Contact:

Carl Leith, Senior Historic Preservation Planner
Planning Division, Dept. of Community & Economic Development, Salt Lake City Corporation
451 South State Street, Room 406, PO Box 145480, UT 84114-5480
801 535 7758 carl.leith@slcgov.com

A PRESERVATION HANDBOOK FOR HISTORIC RESIDENTIAL PROPERTIES & DISTRICTS IN SALT LAKE CITY

CH.18 WESTMORELAND PLACE DESIGN GUIDELINES

OPEN HOUSE 21 MAY 2015

HISTORIC PRESERVATION INFORMATION & RESOURCES

Salt Lake City Corporation - Website & Design Guidelines

Historic Preservation Website

<http://www.slcgov.com/historicpreservation>

A Preservation Handbook for Historic Residential Properties & Districts

<http://www.slcgov.com/historic-preservation/historic-preservation-residential-design-guidelines>

Design Guidelines for Historic Commercial Properties & Districts

<http://www.slcgov.com/historic-preservation/historic-preservation-commercial-design-guidelines>

Design Guidelines for Signs in Historic Districts

<http://www.slcgov.com/historic-preservation/historic-preservation-signs-design-guidelines>

Historic Landmark Commission

<http://www.slcgov.com/node/571>

State Historic Preservation Office - Financial & Other Resources

<http://heritage.utah.gov/history/historic-buildings>

Tax Credits

<http://heritage.utah.gov/history/tax-credits>

Information & Resources – Historic Buildings

<http://heritage.utah.gov/history/info-resources-hist-bldgs>

Utah's Historic Architecture

<http://heritage.utah.gov/history/utahs-historic-architecture>

Utah Preservation Contractor Directory

<http://heritage.utah.gov/history/utah-preservation-contractor-directory>

Utah Heritage Foundation

<http://utahheritagefoundation.com/>

Financial Resources

<http://utahheritagefoundation.com/preservation-resources/financial-resources#.UyjhE2dOXOQ>

National Park Service - National Historic Preservation Standards & Technical Publications

Secretary of the Interior's Standards for Historic Preservation

<http://www.nps.gov/tps/standards.htm>

Technical Preservation Services - Historic Preservation Briefs

<http://www.nps.gov/tps/how-to-preserve.htm>

<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

National Trust for Historic Preservation - Resources

<http://www.preservationnation.org/>

<http://www.preservationnation.org/information-center/sustainable-communities/buildings/weatherization/#.UxUER2eYZpo>

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