

ATTACHMENT K: APPLICABLE DESIGN GUIDELINES

Note: Guidelines For New Construction Are Separately Included In Attachment I.

Design Guidelines for Historic Commercial Properties & Districts in Salt Lake City are the primary relevant historic guidelines for this design review and are identified below for the Commission's reference.

Design Guidelines for Historic Commercial Properties & Districts in Salt Lake City

Chapter 1: Site Features

Design Objective:

Historic site features, as an integral part of the original development pattern, should be retained as part of the street scene. New site features should be compatible with their context and reinforce the historic character of the neighborhood.

1.1 Historically significant site features should be preserved and maintained.

- This can include original site features such as fencing, retaining walls and driveways.
- Grading profiles and designs in front of commercial buildings should be retained where they are a historic characteristic.
- Repair masonry retaining walls, walkways and drive strips using compatible mortar mixes and materials

1.2 Historically significant planting designs and hardscape features, which are part of the traditional setting of a property, should be maintained.

- The historic progression of spaces between the street and the building, including mature trees, sidewalks, walkways and planting strips, should be maintained.

1.3 New site features should be designed to recognize and strengthen the sense of visual continuity and cohesiveness on a block.

- Design a wall to reflect those found traditionally.
- Design new landscaping to integrate with existing mature planting.
- Select indigenous plants suitable to the climate.

Chapter 3: Building Materials & Finishes

Design Objective

Primary historic building materials should be preserved in place whenever feasible. Retard deterioration or prevent damage through routine maintenance and repair. If damaged, repair or minimal replacement with matching material should be the objective.

3.1 Historic building materials, such as brick, stone, terra-cotta, cast concrete, mortar, wood, stucco and metals should be preserved and maintained.

- Harsh or abrasive cleaning treatments should be avoided.
- When the material is damaged, then limited replacement, matching the original, may be considered.
- Covering or concealing historic building material should be avoided

Chapter 4: 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 windows in size, design and material.

4.1 The traditional ratio of window opening to solid wall (“solid to void”) should be maintained on a primary facade.

- Changing the amount of glass on a character- defining facade will adversely affect the integrity of the building.

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

- Changes to original window openings in a key character-defining facade should be avoided.
- The proportions of the original window should be respected and retained in any alterations or repair.

4.3 The functional and decorative features of early or original wood windows should be retained and repaired if necessary.

- Retaining as much of the historic window material and detail as possible will help protect the historic integrity of a building.
- Repair frames and sashes rather than replace them wherever possible.
- Match the original detail and materials in any repair as closely 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 by splicing new wood into existing members.

4.4 Upgrade historic steel windows through routine maintenance, repair and weatherization.

- Remedial work will restore the profiles of the opening and fixed sections of the frame and the precise fit of the original frame.
- Caulk around the masonry openings and apply weather striping to reduce air infiltration, and enhance energy and acoustic efficiency.

4.5 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 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.
- Using the same material as the original is preferred.
- When replacing a historic window, it is important to retain original window casings and trim when possible.
- Match the replacement window to the original in the number, position and size of glass panes. True divided lights are preferred.
- In some cases exterior applied muntins may be appropriate if the appearance of the muntins will match that of the original in dimension, profile and detail.
- Alternative materials may be appropriate in secondary locations if the appearance of the window will match that of the original in design, dimension, profile and finish.

4.6 Missing original windows should be replicated to match the original.

- Consult historical, pictorial and physical documentation to help determine the original design.
- Match the original window in style, frame, sash, glazing and muntin configuration.
- Use materials that match the original.
- A new design may be appropriate if it is compatible with the window opening and historic character of the building.

4.7 A new window opening may be appropriate in a less public location if the design of the window is compatible with the historic character of the building.

Chapter 8: Additions

Design Objective

The placement, design and materials of an addition should respect and complement the historic character of the building and its context.

8.1 A new addition should be situated and designed to preserve the established massing and orientation of the historic building.

For example, if the building historically has a horizontal emphasis, this should be reflected in the addition

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

- The addition should be compatible with the original building in scale, proportion and rhythm.
- Elements such as roof form, window design, ratio of solids to voids, materials and general form of the addition should complement the original building.
- The design of the addition should be distinguishable from the historic building.
- Subtle differences in materials or detailing can help differentiate new from original portions of the building.

8.3 An addition should not obscure or damage significant architectural features.

- Loss or alteration of cornices, architectural details, and other important features should be avoided.
- A new addition should cause minimal damage to significant materials.
- An addition should minimize the overall loss of historic walls and roofs.
- Use existing openings to connect the building and the addition where possible.
- Drainage patterns should not be adversely affected in siting and designing an addition.

8.4 Consider materials that are similar to the historic materials of the primary building for a new addition.

- Brick, stone and wood are the predominant materials in the districts and their use in new construction is preferred.
- Use building materials that are similar in their dimensions to historic units.
- New materials may be considered if they are a quality material that conveys a sense of scale similar to that seen in historic materials

Rooftop Additions

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

- The original profile of the historic building as seen from the street should be maintained.
- The mass and scale of the key character-defining facades should be preserved; the rooftop addition should not overwhelm or overhang the facade.
- An addition should be constructed so that it is recessed to minimize visibility from the street.
- An addition should be designed so that it will appear subordinate to the original building in form, height, massing, materials and color.
- The addition of rooftop gardens, terraces, decks and outdoor dining are encouraged.

Chapter 9: Accessibility

Design Objective

Modifications to a building or site to meet ADA accessibility requirements should not adversely affect character-defining spaces, architectural features or finishes.

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.

- Damage to significant architectural features and materials should be avoided

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

- 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 openers 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.

Chapter 11: Streetscape Elements

Design Objective

Retain and preserve original elements that combine to form the street scene. New streetscape improvements should respect the historic character of the area and complement historic scales, designs and landscaping.

General

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

- Retain the distinctive historic features that give a streetscape and/or district its distinguishing character.
- Original street lights should be preserved and maintained.

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 scale, design and style with the surrounding environment.

- This includes street furniture, trash receptacles, bike racks, planters and landscaping.
- New elements should be simple in design and compatible with the appearance and scale of adjacent buildings, structures and public spaces.
- Curb cuts, driveways and off street parking should be carefully planned to protect the historic character of the streetscape and/or district.
- Use indigenous plants for landscaping, when feasible.
- Signs are an integral part of the street scene; see the Design Guidelines for Signs for more information.
- An outdoor dining area should complement the building facade and streetscape in terms of design character, materials, finishes and color.

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

- The visual cohesiveness and historic character of the area should be maintained through the use of complementary materials.
- Consider a compatible substitute material if using the same kind of material is not feasible.