



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: Carl Leith, Senior Planner [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com) (801) 535-7758  
Date: October 14, 2015  
Re: PLNHLC2015-00162 Design Guidelines for Westmoreland Place

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## Design Guidelines for Westmoreland Place

**PROPERTY ADDRESS: Refer to District Map**

**MASTER PLAN: East Bench Master Plan. Community Preservation Plan**

**ZONING DISTRICT: H Historic Preservation Overlay**

**REQUEST: Design Guidelines for Westmoreland Place** - A petition initiated by Mayor Ralph Becker to create Design Guidelines for the Westmoreland Place Historic District in Salt Lake City. These guidelines will amend the Design Guidelines for Historic Residential Properties and Districts (Preservation Handbook) to create an additional chapter for the historic residential design guidelines. The Westmoreland chapter will supplement the general guidelines in the Handbook and address the specific characteristics of this historic district. Westmoreland Place was designated as a Local Historic District in 2010. The design guidelines will provide design advice to owners and applicants, and serve as review and decision-making criteria for the public, the Historic Landmark Commission and Staff. On September 3, 2015 the Historic Landmark Commission forwarded a positive recommendation to City Council to adopt the design guidelines. The Planning Commission is required to review the Design Guidelines because it is a land use document, and to forward a recommendation to City Council concerning its adoption.

**RECOMMENDATION:** Staff recommends that the Planning Commission reviews the petition and the draft Design Guidelines for Westmoreland Place, and forwards a positive recommendation for the adoption of these design guidelines to City Council based on the findings of this staff report.

### Motion

Based on the findings and analysis in this staff report and testimony heard tonight, I move that the Planning Commission forward the draft Design Guidelines for Westmoreland Place to the City Council with a positive recommendation for adoption.

### ATTACHMENTS:

- A. Design Guidelines for Westmoreland Place – Draft
- B. Historic Landmark Commission Minutes September 3, 2015 - Extract
- C. Public Process and Comments
- D. Motions

## INTRODUCTION

This report introduces and summarizes the Design Guidelines for Westmoreland Place Historic District. These design guidelines will form a new chapter of the Residential Design Guidelines, addressing the specific historical development and character of this district. 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. Note that the design guidelines for design review purposes relate to the Westmoreland Place Local Historic District, and not to those areas within the National Historic District yet outside the Local Historic District. The guidelines for Westmoreland Place will form Chapter 18 of the Residential Design Guidelines.

The chapter and guidelines reflect the form and structure of the current chapters in the residential guidelines on the City's historic districts, with the exception of recent designations. They provide design advice to owners and applicants, and serve as a review and decision-making guide for the public, the Historic Landmark Commission and Staff. The draft Westmoreland guidelines will supplement the current design guidelines for residential, multifamily and commercial historic buildings and signs, reflecting best practices in design review in terms of information, guidance, organization and clarity. For ease of reference, the Residential Design Guidelines (A Preservation Handbook for Historic Residential Properties and Districts in Salt Lake City) can be accessed here. <http://www.slcgov.com/historic-preservation/historic-preservation-residential-design-guidelines>



The new design guidelines will not affect or involve any modification of any provisions of the Zoning Ordinance. The Planning Commission is asked to review this report and the draft design guidelines for Westmoreland Place and forward a positive recommendation for their adoption to the City Council.

## **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.

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 set out in the standards of the ordinance.

The Handbook is also designed as an interactive 'go to' resource 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 as appropriate.

## **DESIGN GUIDELINES FOR WESTMORELAND PLACE HISTORIC DISTRICT - STRUCTURE**

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 Draft of the Westmoreland Place Design Guidelines forms 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 & 15

**ANALYSIS AND FINDINGS**

Section 21A.06.050 of the Salt Lake City Zoning Ordinance outlines the jurisdiction and authority of the Historic Landmark Commission. This includes a duty to:

- Review and approve or deny any application for a certificate of appropriateness pursuant to the provisions of chapter 21A.34.
- Participate in public education programs to increase public awareness of the value of historic, architectural and cultural preservation.
- Make recommendations to the planning commission in connection with the preparation of the general plan of the city.
- Make recommendations to the city council on policies and ordinances that may encourage preservation of buildings and related structures of historical and architectural significance.

The Design Guidelines for Westmoreland Place provide clarification and support for the ordinance design standards to enable the Historic Landmark Commission to “review and approve or deny” applications, they provide a resource for information and advice to “increase public awareness of the value of historic, architectural and cultural preservation”, they provide an information resource and design review tool which fulfill one of the action priorities of the Preservation Plan as preservation component of the “general plan of the city”, and through information, advice and design criteria will “encourage preservation of buildings and related structures of historical and architectural significance,” specifically addressing the character of Westmoreland Place Historic District.

Section 21A.34.020 of the Zoning Ordinance defines the purpose of the H Historic Preservation Overlay as providing the means to protect and preserve historic, architectural and cultural resources, encourage compatible new development, abate destruction and demolition, implement adopted preservation plans, foster civic pride, protect and enhance historic landmarks and districts, foster economic development, and encourage social, economic and environmental sustainability.

The Design Guidelines for Westmoreland Place will provide a source of information, advice and design review criteria to support the various purposes of the Historic Preservation Overlay, while increasing awareness and knowledge of the importance of the contribution of Westmoreland Place in the identity and historic character of Salt Lake City. These design guidelines provide the clarifying advice and information to assist the commission and staff in evaluating projects in relation to the ordinance design standards, and to assist the owner, designer and developer in the planning and design of a project.

State law requires that the Planning Commission review all land use documents and forward a recommendation to the City Council. This petition for new design guidelines for Westmoreland Place was first reviewed by the Historic Landmark Commission, and is now being presented to the Planning Commission for consideration in this context. In making a decision to adopt the design guidelines the City Council will consider the following factors.

## **Master Plan Compliance**

The city's community master plans recognize and emphasize the importance of historic districts and properties to the distinct development patterns and neighborhood character, which in turn help to create and maintain the unique character and livability of the city as a whole. Several of the plans identify the importance of historic design guidelines to help ensure that future development and changes are compatible with the distinct character of a district or neighborhood.

The Salt Lake City Preservation Plan provides the future direction for the preservation program in the city. The plan identifies the development of new design guidelines to address residential buildings in historic districts as an action priority (Policy 3.3.q Actions 1 & 2, Policy 3.3.r Action 1) in developing a comprehensive and effective preservation program 'toolbox'.

The East Bench Master Plan, adopted in 1987, identified the need to consider conservation or historic district status to preserve the character of the Harvard-Yale area. The designation of Westmoreland Place as a local historic district in 2010 realized part of this objective, while updating the residential design guidelines to address the specific character of Westmoreland Place helps to ensure that the protection of this special character can be achieved.

The historic preservation program includes a range of interrelated activities each of which play a role in protecting the City's historic, architectural and cultural resources. The preservation program is a primary foundation for other City strategies for economic vitality, environmental sustainability and cultural richness. While some elements of the program are officially adopted regulations of the zoning ordinance like the H Historic Preservation Overlay District (Section 21A.34.020), others such as the design guidelines are intended to provide information, advice, clarification and direction on how to preserve and maintain the integrity of historic properties, and achieve sensitive and appropriate design solutions for additions and new development.

Staff concludes that the Design Guidelines for Westmoreland Place support the goals, policies and implementation strategies outlined in the city's community master plans.

## **Ordinance Compliance**

Section 21A.06.050 of the Zoning Ordinance confirms the jurisdiction and authority of the Historic Landmark Commission to:

- Review and approve or deny an application for a certificate of appropriateness pursuant to the provisions of chapter 21A.34 of the ordinance;
- Participate in public education programs to increase public awareness of the value of historic, architectural and cultural preservation;
- Review and approve or deny applications for the demolition of structures in the H historic preservation overlay district pursuant to chapter 21A.34 of the ordinance;
- Recommend to the planning commission the boundaries for the establishment of an H historic preservation overlay district and landmark sites;
- Make recommendations when requested by the planning commission, the hearing officer or the city council, as appropriate, on applications for zoning amendments and conditional uses involving H historic preservation overlay districts and landmark sites;
- Review and approve or deny certain special exceptions for properties located within an H historic preservation overlay district.
- Make recommendations to the planning commission in connection with the preparation of the general plan of the city;
- Make recommendations to the city council on policies and ordinances that may encourage preservation of buildings and related structures of historical and architectural significance.

Fulfillment of the above relies upon a comprehensive series of preservation tools, including the information, advice and clarity on design criteria provided by these and other design guidelines for the city's H historic preservation overlay districts and landmark sites. The design standards for alteration of historic buildings and new construction in historic districts are set out in Section 21A.34.020 of the ordinance.

Section 21A.34.020.A defines the purpose of the H historic preservation overlay.

"In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H Historic Preservation Overlay District is to:

- Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
- Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
- Abate the destruction and demolition of historic structures;
- Implement adopted plans of the city related to historic preservation;
- Foster civic pride in the history of Salt Lake City;
- Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;
- Foster economic development consistent with historic preservation; and
- Encourage social, economic and environmental sustainability."

The historic design standards, which are set out in Section 21A.34.020.G and H of the Zoning Ordinance, are based on the nationally accepted Secretary of the Interior's Standards for Rehabilitation. They are necessarily brief and general in nature, yet are designed to encompass an extensive and varied spectrum of often detailed matters; the matters that will arise in the consideration of the alteration of a historic building or new construction in a historic district.

The design guidelines help to provide this more detailed information, advice and guidance to clarify the application of the ordinance design standards, in the particular and the varied circumstances of each project and its setting. The design guidelines are advisory in nature, and provide direction in evaluating whether a project meets the requirements of the ordinance design standards. To do so, they are designed to be more flexible, with one or more guidelines providing advice and identifying design direction or options on a particular issue, in order to address what will be a unique set of circumstances for a specific project, for a specific building and context. They serve as design criteria which help to clarify the degree to which a project meets the intent of the design standards. At the same time they are designed to provide detailed advice and direction to the owner or applicant in the planning and design of a project which will be sensitive to the character of the historic building or district. The guidelines help to ensure that both the historic overlay and the Historic Landmark Commission are effective in retaining the special character of the city's historic resources.

Staff concludes that the draft Design Guidelines for Westmoreland Place will support the objectives of the Historic Landmark Commission as defined in Section 21A.06.050, and the objectives of the H Historic Preservation Overlay District as outlined in Section 21A.34.020 of the Zoning Ordinance. The guidelines reflect current knowledge and best practice in historic preservation, while contributing to a greater understanding of the city's cultural resources, and recognizing the need for the sensitive management of change in the evolution of their use and character.

## **NEXT STEPS**

With a recommendation from the Planning Commission, the Draft Design Guidelines for Westmoreland Place will be transmitted to City Council for their review and adoption.

**ATTACHMENT A: DESIGN GUIDELINES FOR HISTORIC APARTMENT & MULTIFAMILY BUILDINGS – DRAFT**





Chapter 18  
Westmoreland Place



PART III Historic Districts



NB THESE DESIGN GUIDELINES APPLY TO THE WESTMORELAND PLACE LOCAL HISTORIC DISTRICT ONLY





## 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 adopted this approach again for Westmoreland Place.

The Dunshee brothers drew inspiration from the work of architects Greene & Greene in Pasadena, California, and 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 gatehouses, with their associated areas of open space, effectively identify and distinguish this district from its surrounding neighborhood with a creative and interesting departure from its street grid setting.

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

Single, unattached residential houses, on at least 50 ft wide lots, with a uniform 25 ft setback, and at a minimum cost of \$3000, would be constructed. Garage construction was only permitted on completion of the house. Landscape design for the development was conceived 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.

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*Westmoreland Place Streetscape*

## PART III Historic Districts

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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, when it was replaced by bus service 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 players 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 design 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% of the total) in Westmoreland Place, personifying the fashionability of this residential type at its height. Early bungalow development was characterized by the use of few materials and by a shallow pitched roof ridge parallel to the street, usually with cross gabled projecting front porch and deep eaves lines. This cohesive relationship helps to establish the primary character of Westmoreland, despite its later and more varied architectural expression.



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

The Dunshee brothers' departure for Los Angeles in 1922 marked a break from the early coherent phase of development. This coincided with changing architectural fashion and opened up Westmoreland Place to its second development phase, focusing primarily on the then 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 exclusively 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 particular 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 helps to harmonize a spectrum of front porch forms and designs defining 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 'exclusive' distinguishing character of its formal diagonal entrance gatehouses, and associated areas of open space. Beyond, this approach focuses on the diverging Filmore Street and Sherman Avenue helping to frame the central street block. While Westmoreland is directly connected with the street pattern beyond, the sense of enclosure and 'enclave' character maintain the original impression of the exclusivity of the development concept.
- Closely spaced 'avenues' of mature street trees contribute to the individuality and cohesion of the neighborhood. A sense of shared mature tree canopy and landscape helps to integrate the sequence of private open spaces as an asset for the neighborhood, creating an atmosphere of sophistication and tranquility, while reinforcing a coherent streetscape character.
- The low, deep eaves lines of the sequence of bungalows, orchestrated by a common setback line, help to emphasize a horizontality and also a cohesion in the streetscape, even as the subsequent architectural form becomes more varied.
- Drive width to rear garages tends to be limited, periodically taking the form of wheel strips, helping to integrate vehicle hardscape with lawn and planting. 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 inherent in the bungalow designs creates a pronounced horizontality, contrasting with the more vertical emphasis and proportions of the subsequent period cottages.
- Later buildings maintain the sense of human scale, while simplifying the palette of materials, architectural forms and details 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. Alterations and additions should be planned and designed to retain and respect character-defining features and the original architectural character of the building, 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.

The stature of the tree canopy is a critical element of the character of the district and the maturity of the neighborhood. This has been spared the ravages of utility pruning. 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 create this sylvan character. It also provides a complimentary context for the initially varied, low profile bungalow forms and designs, with their horizontal lines established by shallow roof pitch, deep eaves and visually aligned front porches.

The grading of individual sites varies across the neighborhood, with buildings 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 streetscape feature. Areas of retaining wall, and access steps to front entries, become a characteristic.

**18.1 The mature street tree canopy should be retained as a principal characteristic of the neighborhood.**

- Future City management of these trees should adopt this objective and be phased accordingly.
- Similar varieties should be used where incremental replacement proves necessary.

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

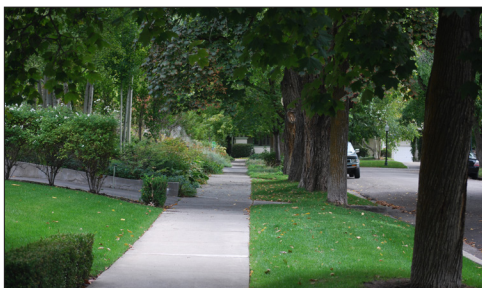
- Avoid or restrict the extent of fencing in the front yard.
- Consider recessing the demarcation of a front yard with fencing to the rear section of the yard to maintain a sense of continuity to the front.
- Keep fencing low and transparent.

**18.3 Retaining walls should be designed to avoid abrupt and significant changes in level and to reflect the materials of the context.**

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

**18.4 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 these characteristics tend to be important in establishing the development sequence and the overall 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 intersecting shallow roof profiles and an 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. Building plans tend to more compact, and a number of buildings rise to include a second story, 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 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 also essential to the character of the neighborhood. It should be the primary design reference point for the consideration of alterations to an existing building, taking into account the relationships defined by the context.

### **18.5 The individual design of the building and its style should be the primary context and reference point for the form and design of alterations.**

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

### **18.6 Original architectural features should be retained in the planning and design of any alterations.**

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

### **18.7 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, materials and detailing.

## **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 deep porches and verandas of the individual bungalows. They introduce the building, and create an important architectural and social interface with the street, while establishing and emphasizing the particular architectural style or type. The form, profiles, 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 it is used, the period cottage porch, while more limited in scale, is still an important introduction to the building, and visual emphasis for the front entrance. Again, they are usually a significant focus of the architectural composition and interpretation of the style, with an opportunity to be creative with stylistic reference and motif in defining the individuality of the building.

### **18.8 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.
- Retain all elements of the porch, including the palette of materials, profiles and detailing.

### **18.9 The 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 has been enclosed in the past.



**18.10 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.

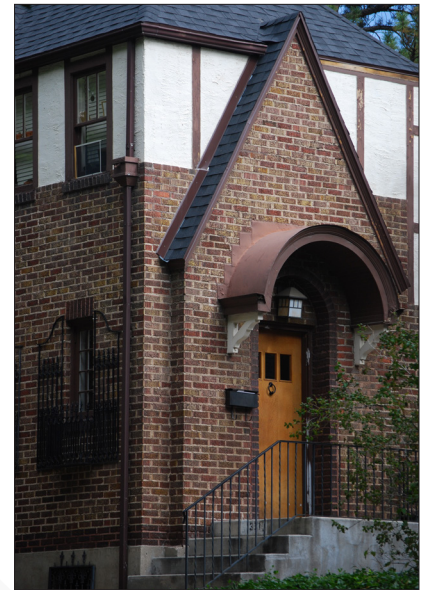
**Building & Roof Materials**

The palette of building materials, their qualities, integrity, textures, tones and detailing, are essential to the character of the individual building, and to Westmoreland Place as a whole.

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 widely used in Westmoreland to decorative effect, often double-lapped, to quietly 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 their 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 and the district.

Roofing in the district is now largely in asphalt shingles, although there are examples of cedar shingles and bartile. Cedar shingles, once a characteristic of the roofing as well as the siding of many buildings, continue to complement 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.*



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



*Horizontal lines and low roof profiles are a key characteristic of the bungalow styles and prompt designing an addition within and behind these profiles.*

**18.11 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.

**18.12 The characteristics of each material, and its profiles and details, should inform planned maintenance and repair.**

- A regular maintenance program will reduce or avoid a need for many repairs or replacement.
- Retain and repair wherever possible.
- Match the original material where it is beyond repair, and replacement is unavoidable.

### **Additions**

Designing a compatible addition in the context of a smaller lot and low rooflines of the bungalow forms can present special challenges, and will need to be considered in the context of the form and design of the individual building.

**18.13 Plan an addition to be compatible with the scale, height and design of the 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.

**18.14 An addition should be placed to the rear of the original building, and avoid increasing the height of the building.**

**18.15 See also the Design Guidelines on Additions in Chapter 8.**



# **ATTACHMENT B: HISTORIC LANDMARK COMMISSION** **MINUTES – September 3,2015 Extract**

[6:12:22 PM](#)

**Design Guidelines for Westmoreland Place** - A petition initiated by Mayor Ralph Becker to create Design Guidelines for the Westmoreland Place Historic District in Salt Lake City. These guidelines will amend the Design Guidelines for Historic Residential Properties and Districts (Preservation Handbook) to create an additional chapter for the historic residential design guidelines. The Westmoreland chapter will supplement the general guidelines in the Handbook and address the specific characteristics of this historic district. Westmoreland Place was designated as a Local Historic District in 2010. The design guidelines will provide design advice to owners and applicants, and serve as review and decision-making criteria for the public, the Commission and Staff. The Historic Landmark Commission is being asked to forward a positive recommendation for their adoption to the Planning Commission and City Council. (Staff contact: Carl Leith at (801)535 7758, or [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com).) Case number: PLNPCM2015-00162

Mr. Carl Leith, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission forward a positive recommendation to the Planning Commission and City Council regarding the petition.

The Commission and Staff discussed/ stated the following:

- Staff did a great job on the document.
- The neighbors are interested in the plan and comments are coming.
- The Plan reflected what the neighborhood wanted and fit the area.
- 15.1, regarding trees, was confusing and needed to be clarified.
- Follow the lead of Liberty Park and plant trees now that will take over as the older ones die.
- The money budgeted for adding street trees.

**PUBLIC HEARING** [6:28:12 PM](#)

Chairperson Brennan opened the Public Hearing, seeing no one in the audience wished to speak; Chairperson Brennan closed the Public Hearing.

**MOTION** [6:28:16 PM](#)

**Commissioner Richards** stated in the case of PLNPCM2015-00162, based on the information in the Staff Report, and the testimony and information provided, he moved that the Historic Landmark Commission forward a positive recommendation for the adoption of the Design Guidelines for Westmoreland Place Historic District to the Planning Commission and City Council. Commissioner Peters seconded the motion. The motion passed unanimously.



# **ATTACHMENT C: PUBLIC PROCESS AND COMMENTS**

## **Public Process and 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.

A draft of the design guidelines was forwarded to several residents within the district, one of whom also serves on the Historic Landmark Commission. Comments received have been supportive and a series of revisions to the draft guidelines address these points.

The draft guidelines have been reviewed by the Historic Landmark Commission at a public hearing at their meetings on June 4 and September 3, 2016. All addresses within the district were notified of the public hearings. Commission and public comments received at these meetings have informed this draft of the design guidelines.



# **ATTACHMENT D: MOTIONS**

## **POTENTIAL MOTIONS**

### **Positive Recommendation**

Based on the findings and analysis in this staff report and testimony heard tonight, I move that the Planning Commission forward the draft Design Guidelines for Westmoreland Place to the City Council with a positive recommendation for adoption.

### **Negative Recommendation**

I move that the Planning Commission forward the draft Design Guidelines for Westmoreland Place to the City Council with a negative recommendation based on the following findings (Commissioner then states findings on the specific standards).

