

Chapter 6

BUILDING FORM, FAÇADE DESIGN, ARCHITECTURAL ELEMENTS & DETAILS

The design focus here is not just the architectural elements and details, but essentially encompasses the architectural composition in its entirety. The building form and architectural character of a historic apartment or multi-family building derives from several distinctive building types, and a range of architectural styles or stylistic references. The design depends upon a hierarchy of related architectural forms, elements, details, materials, textures and finishes, which are composed to create the character of the primary and secondary facades, and consequently the design theme for the building.

The city's historic apartment buildings cover the spectrum of architectural styles, spanning the various expressions of Classical through other period revivals including Cottage, Tudor and Gothic, and into Arts and Crafts and Prairie inspired design themes. Many combine stylistic references in elements and details which attract the more apt definition of "eclectic."

The complete design composition of the building facade/s is of much greater importance than the individual residential units, or effectively much greater than the sum of its individual parts. The scale of the building is usually notably larger than its neighboring single family houses, and therefore the impact upon the character of the setting, is that much greater. Consequently, original elements, features, details and materials, which are employed to create this composition, should be retained wherever possible, and repaired as required.

See also: [A Residential Handbook for Historic Properties & Districts in Salt Lake City, Ch.6 Architectural Details](#)

If replacement is the only option, then such replacement should be in kind, matching materials and detailing to ensure that the integrity of the composition and the architectural character are retained.

As the twentieth century progressed, the design expression became plainer and usually the details less elaborate, less obvious, and more subtle. Frequently the choice of material/s, or for example the textures and tones of the brickwork, might be where this visual character and design exuberance are concentrated. The same principles apply however in evaluating options for repair or alteration, with a focus on retaining as much of the original integrity and character as possible.

6.1 The repair or sensitive alteration of a historic apartment or multifamily building should ensure that work is planned and designed to reflect the character of the original design, both in terms of its components, and especially in respect of the design composition as a whole.

- Evaluate and respect the original design.
- Treat all similar components in a similar way.
- Match original details, materials and finishes.





DETAILS