

Chapter 11 GENERAL ISSUES

Access

Many historic apartment buildings have an elevated principal entrance accessed several feet above street level via a series of steps. Improving universal access arrangements may require review of alternative entrance arrangements. Alterations should accommodate improved access arrangements to the greatest extent possible. Code requirements provide for an exception where access proposals would adversely affect important character-defining features.

Service & Parking Areas

In the majority of instances, the parking and services areas for a historic apartment or multifamily building will be situated to the rear. Trash arrangements tend to be associated with rear storage facilities, utility porch or egress structures, or retained within the building. Alterations should continue such an arrangement, consolidating and coordinating trash facilities, and screening these adequately where this is not already the case. This is of particular importance where the service and parking area is readily visible from an adjacent street, in the case for example of a corner site. In the latter case, consideration should be given to additional screening from street views.

Mechanical Equipment

Air conditioning arrangements for a historic apartment or multifamily building should be coordinated to avoid the sporadic addition of individual units in individual windows, or on balconies. External air conditioning equipment should be situated to the rear of the building or on the roof, and be screened in both cases. Roof mounted equipment should always be screened where it would exceed the height of the parapet walls, and it should be situated back from the facades of the building to reduce visual impact.

Screening should be designed to reduce both visual impact and to avoid acoustic impact. Associated piping and service lines should be run internally, or should be situated externally where they would not be visible on the facade/s in views from the street. A maintenance and repair program should ensure that all operable windows are in good working condition to take advantage of the passive internal climate management provided by natural ventilation. (See Sustainable Development Design Guidelines, PART IV)

Roof and Wall Vents

All exhaust or breathing vents should be situated at roof level and should avoid any visual impact upon the primary and secondary facades or roofscape of the building.

Where facade location is unavoidable, they should be located on a secondary facade, and be coordinated and designed to integrate sensitively with the original design, materials and toning of the building.

Communications Dishes and Antennae

Such equipment should, to the greatest extent possible, be situated where it will not have a visual impact upon the site, the building or its roof profile.

Solar Arrays

Solar power equipment should be chosen and situated so that it will avoid visual impact upon the primary building as it is perceived from the street. As solar technology continues to evolve, the efficiency of solar energy conversion using photovoltaic cells provides a greater degree of flexibility in designing an effective and sensitive solar facility. Solar panels, solar shingles and solar laminates increasingly provide a spectrum of choice which in most cases should provide the flexibility to achieve effective solar power generation without adverse impact upon the historic architectural character of the building. (See Sustainable Development Design Guidelines, PART IV)

Landscaping

Original or early landscaping and trees are a significant part of the historic maturity of the site, the building and the context, and should be retained wherever possible. This should help to ensure that this character is not adversely affected, and that the environmental advantages of a mature landscape setting are not compromised. (see Sustainable Development Design Guidelines, PART IV)

Fire Escapes & External Stairs

Fire escape stairs or alternative escape arrangements should be situated to the rear of the building. Wherever feasible, these escape arrangements and structures should be placed inside the building. Avoid proposals which would alter the character of the key design features such as balconies and principal entrances.

Color

Refer to advisory section in the Residential Handbook and Design Guidelines. Color is not a matter considered in historic design review in Salt Lake City.

See also: [A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Ch.11 General Issues](#)