



II
Design Guidelines
for
Rehabilitation,
General Issues
&
New Construction

PART II Design Guidelines

REHABILITATION, GENERAL ISSUES & NEW CONSTRUCTION

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The following chapters supplement, and should be read in conjunction with, the equivalent chapters in A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, where each topic area is defined in greater detail.

Chapter 1 SITE FEATURES & STREETSCAPE

Building & Setting

The scale and configuration of an apartment or other multifamily building, and their role in defining the historic character of the immediate setting, or the district, is likely to be greater than any single family neighboring buildings. Smaller multifamily buildings might be an exception.

Closer to downtown, the role of site features as a streetscape characteristic is likely to be diminished due to reduced building setbacks. Nevertheless, the significance of such site features is likely to vary. They should be evaluated primarily in the context of the individual building, informed by historic research where possible, and secondarily in the context of the street as a whole. The individuality of the building is likely to be the paramount consideration, and where evident, historic site features will have been designed to complement and accentuate the role and impact of the primary building. The apartment or multifamily building may have fewer site features, it may have more site features, or it may be merely 'out of step' with its context.

Streetscape Continuity & Coherence

An apartment building may consequently play a reduced role in creation & definition of the visual continuity and coherence of the street scene and street façade. This might contrast with the cohesive variety which is often an attractive characteristic of a single family residential setting.

There are also many instances where the scale of the apartment building, or a sequence of apartment buildings, is such that it/they completely redefine the character of the street or street block. An evaluation of the role and importance of the historic site features will depend upon identifying the primacy of the building/s or the streetscape.

1.1 Historic site features should be evaluated primarily in relation to the building and secondarily in relation to the street and district.

Building Approach & Setting

With a historic apartment or multifamily building, the design of the site, and its role in the setting and the often more formally designed approach to the building, are likely to be character-defining features. Symmetry is a common characteristic of the design of a historic apartment building, and consequently of the site and landscape design. A central, paved, public approach to a prominent stoop, elevated entrance and doorway, may be the most common characteristic. The site design usually compliments the symmetry of the building design. This relationship should be retained where it is identified as a historic arrangement. Where possible, it should be reinstated if it has been lost or compromised in the past.

1.2 A historic site and landscape arrangement and building approach should be retained wherever possible.

1.3 Where it has been lost, it should be reinstated when the opportunity arises.

Public Role & Status

The role and status of the historic site design, the approach to the apartment building and the site features will tend to be more obvious and more public than would be the case for a single family residence. The contribution of the site design to the civic character of the street will be consequently more significant. Part of this character is usually an open landscape design and arrangement. Walls or fences are less common and play a more minor role, unless warranted by the topography of the site or context. Where such a characteristic is currently evident, it should be retained; and if lost, ideally should be reinstated.

1.4 The open character of a historic landscape design should be retained.

- Avoid enclosing with a fence or wall if this was not a part of the historic design.

Parking Area

In many early apartment or multifamily buildings, characteristically in closer proximity to downtown or where served by a historic street car line, provision for a distinct parking area is less common. As the twentieth century progressed, access to private transport became more widespread, and a distinct parking area, often with a specific garage arrangement, became a significant feature of an apartment building and its site layout.

Usually this was placed to the rear of the building, and sometimes to the side, with corner side access being a popular arrangement. It might often be designed with a specific storage facility. A wider driveway may have been characteristic, but tended to be relatively insignificant in the context of the scale of the building and its site.

A later post war arrangement, with greater emphasis on vehicular site access, sometimes with a centrally placed drive or garage access, is also found.

1.5 Parking areas should continue to be placed at the rear of the building and the historic drive width maintained.

Garage Buildings or other Accessory Structures

Garage and other accessory structures, in some cases considered important historic site features, are reviewed in Chapter 9 below.

Site Lighting

The scale of many early apartment buildings is such that they may have their own site lighting arrangements, sometime integrated with the street lighting.

A focus on the primary entrance to the building provided by original light fittings is a common characteristic, sometimes with supplementary light standards detached from the building. Original or early lighting arrangements will usually be an obvious character-defining feature of the building or the site, and as such should be retained. Ideally, where they have been damaged or lost, their repair or reinstatement is strongly encouraged.

1.6 Historic lighting arrangements and their fittings should be retained.

1.7 They should be reinstated or repaired wherever possible when the opportunity arises if previously lost or damaged.

See also: [A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Ch.1 - Site Features](#)