PART II **Design Guidelines**

GENERAL ISSUES, REDESIGN, & NEW CONSTRUCTION

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Introduction

Acknowledging and Embracing Change

A landscape is not like a building. It is a living thing, constantly changing as it ages and matures. A landscape continuously adapts to new conditions, resulting in a multitude of manifestations morphed by the hour, day and season. A landscape is a compendium of spaces and elements that together form a place that refuses to stay still.

In order to be well-managed, it is essential that the dynamic nature of historic landscapes is embraced. New ideas and practices need to be incorporated in line with efforts to preserve and protect. Effective management begins with understanding big-picture challenges related to climate change and global warming, while honing in on effective measures to address storm water management, water conservation and the longevity of materials. Effective landscape management understands the cyclical nature of droughts and their impact on the availability of water, and responds in a manner that is effective. Social needs also affect how we perceive our landscapes, as we consider how to mitigate crime and improve public safety and accessibility.

The measures by which our historic landscapes are perceived are constantly changing, requiring approaches steeped in meaningful dialogue and sound decision-making. Historic landscapes must be more than beautiful places and reminders of the past. They should reflect best-practice solutions, becoming symbols of sustainable design and demonstrations of inclusive, respectful and responsible design solutions.

Organizational Overview

The design guidelines which follow are intended to provide a framework for evaluating proposed changes and modifications to historic landscapes in Salt Lake City. They should promote common sense modifications and careful management of our historic landscape resources in a flexible manner that reflects site-specific needs and opportunities.

In an effort to make the design guidelines more useful and meaningful, the findings from the documentation of 32 historic Salt Lake City landscapes in 2015-2016 have been incorporated. It is anticipated that the guidelines will continue to evolve as additional sites are documented and the body of knowledge increases.

In order to provide necessary background and clear design direction for the management of our historic landscapes, the design guidelines have been divided into three sections.

- "Use and Context of the Historic Landscape" which addresses how the past, present and future of a historic site respond to its historic setting and physical setting;
- "Spatial Qualities of the Landscape", which addresses the three-dimensional qualities of historic landscapes; and
- "Character-Defining Features of the Landscape", which addresses the typical treatments to be considered when modifying

our historic landscape resources.

Applied together, the result is intended to be holistic and site specific, providing clear and tangible direction for the design of these treasured resources.

Explanation of Guidelines Components

Use and Context of the Landscape

Context & Character

The first step for creating guidelines for a historic site is to fully understand the needs and opportunities they embody. This typically begins by contacting the Salt Lake City Parks, Planning and Engineering Departments to request access to available master plans, reports and other background information that exists. A site visit and a preliminary site analysis should also be undertaken at this stage, providing preliminary assessment of the existing conditions that contribute to the character of the site. The analysis should address the landscape uses and changes that have taken place since establishment through the existing manifestation. Since it is important to understand how the landscape evolved over time, photographs and maps should be acquired to aid in the documentation and assessment process.

Goal: Honor the historically significant character and context of each historic site.

- Action: Document and analyze the site in order understand its inherent conditions and the relationship the site shares with its surroundings and setting.

Historic Significance & Period(s) of Significance

According to standard practice, landscapes which are older than 50 years old are considered potentially historic. However, age is not the only consideration, as a historic landscape must have qualities that are historically significant. The period of significance typically begins with original construction and continues through the peak of early use of the site. The features dating from the significant period are those which should be considered when determining the character of the site.

A landscape may be significant for one or more of the following reasons:

- Association with events that contributed to the broad patterns of history, the lives of significant people, or the understanding of Salt Lake City's prehistory or history;
- Construction or design associated with distinctive characteristics of a landscape type, period, or construction method;
- An example of work by a landscape architect or master craftsman or an expression of particularly high artistic values;
- Physical integrity in terms of location, design, setting, materials, workmanship, feeling or association as defined by the National Park Service for the National Register of Historic Places; and
- The age of the site.

Once the historic significance is understood, it is possible to identify what should be represented in

the future design. A challenge that often arises at this stage is determining the historic integrity of the site. In order for a site to have integrity, a large part of it must date from the period of significance, and its character-defining features must be intact. Unfortunately, many landscapes lack a clear line of integrity.

Goal: Acknowledge historic significance and period(s) of significance of each historic site.

- Action: Preserve, rehabilitate or restore the historically significant spatial qualities or character-defining features when designing historic landscapes wherever possible.

- Action: Reconstruct historically significant spatial qualities or character-defining features when preservation, rehabilitation, or restoration is not possible.

- Action: Highlight the historic significance and period(s) of significance through the use of interpretive signage, monuments or design when preservation, rehabilitation, restoration, or reconstruction are not possible, or when sites have limited or no historically significant spatial qualities or character defining features.

Design Objective

The purpose, approach and reasons that identify why a particular landscape is valued should be clearly outlined. These should be carefully considered as the specific guidelines are developed and refined.

Goal: Demonstrate the basis upon which the design guidelines have been developed for each historic site.

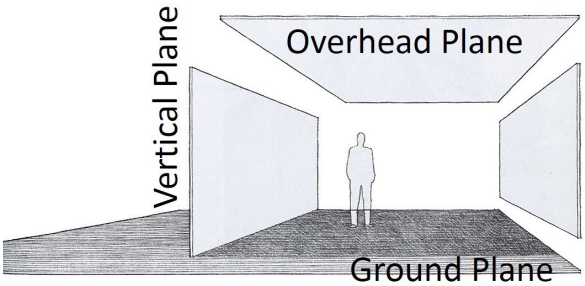
- Action: Clearly articulate the overall intention for the site based on the character, context, historic significance, and period(s) of significance.

Spatial Qualities of the Landscape

The spatial qualities of site are defined by its size, shape and character. Charles A. Birnbaum's *Guidelines for the Treatment of Cultural Landscapes: Organization of the Guidelines*, describes spatial organization and land patterns as "the three-dimensional organization and patterns of spaces in a landscape, like the arrangement of rooms in a house. Spatial organization is created by the landscape's cultural and natural features. Some form visual links or barriers (such as fences and hedgerows); others create spaces and visual connections in the landscape (such as topography and open water). The organization of such features defines and creates spaces in the landscape and often is closely related to land use." He further states that "the functional and visual relationship between spaces is integral to the historic character of a property" and that it is "important to recognize that spatial relationships may change over time due to a variety of factors, including: environmental impacts, such as drought or flood; plant growth and succession; and changes in land use or technology" (Birnbaum, Guidelines).

Organizational Elements of the Landscape

When evaluating a historical landscape, a three-dimensional/volumetric exploration is required. As described in *Landscape Architecture: A Manual of Environmental Planning and Design* by John Ormsbee Simonds, "the essence of volume is its quality of containment", and the resulting landscapes may "vary from the vast to the minute, from the light and ethereal to the heavy and ponderous, from the dynamic to the calm, from the crude to the refined, from the simple to the elaborate, and from the somber to the dazzling". At its most basic level, the assessment must consider the three planes that describe volume – the base plane (ground/floor), the overhead plane (canopy/roof) and the vertical plane (walls/edges).



Base Plane

The base plane is the most recognizable of the three volumetric elements. It is the "floor" one sees while traversing across the landscape. The base plane can include soft (or fluid) elements such as grass, soil and dirt, sand, groundcover and water. It can also include hard (or rigid) surfaces composed of stone, brick, asphalt, rocks, wood and concrete. The key characteristics of these materials are related to their size, color, shape and texture, which together define the use of the site or particular space within it (Simonds, 170-173).

Overhead Plane

The overhead plane is often the most overlooked element, due to the ever-present sky above. This condition is modified when a soft tree canopy, a fabric sail or wood trellis is introduced, bringing the heavens down to a "pedestrian scale" and providing much different sensory experience. The form, height, pattern, density, solidity, translucence, reflectivity, sound absorbance, texture, color, symbolism and degree of overhead enclosure all contribute to the spatial quality of the three-dimensional historical landscape, and should be acknowledged accordingly (Simonds, 173-175).

Vertical Plane

The vertical plane provides the most articulation of the three volumetric elements. Variations in the rigidity or looseness of the fences, walls, barriers, columns, backdrops, screens, tree trunks, hedges, and other free-standing objects will have significant impact on the overall on the level of containment. This will also affect how the outdoor "room" is perceived, which is the essence of the experience. When evaluating vertical space dividers, one should consider their purpose and the use within the specific space. For example, they may offer a buffer for privacy; screen an unpleasant view; provide visual direction to a specific place or climax experience (Simonds, 175-185).

Goal: Honor the historically significant spatial elements and qualities of each historic site.

- Action: Preserve, rehabilitate or restore the historically significant spatial elements or qualities when designing historic landscapes wherever possible.

- Action: Reconstruct historically significant spatial elements or qualities when preservation, rehabilitation, or restoration is not possible.

- Action: Highlight the historically significant spatial elements or qualities through the use of interpretive signage, monuments or design when preservation, rehabilitation, restoration, or reconstruction are not possible.

Character-Defining Features of the Landscape

A variety of character-defining features are typical of Salt Lake City historic parks and public landscapes. For some, the landform was changed significantly through grading and the arrangement of plantings, including trees, shrubs, and open lawns. Others included the introduction of paving materials for walkways and plazas; fences and walls to delineate boundaries and edges; masonry walls to retain steep hillsides; irrigation ditches to bring water to the site; monuments, fountains and sculptures for added interest; and/or natural elements such as creeks, stands of trees and springs. All of these materials influenced the specific site, helping to establish a memorable character and a specific historical context.

The following chapters address typical character-defining features which might be encountered, and general considerations for developing responsive historic landscape design guidelines.

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Chapter 1. Site Features

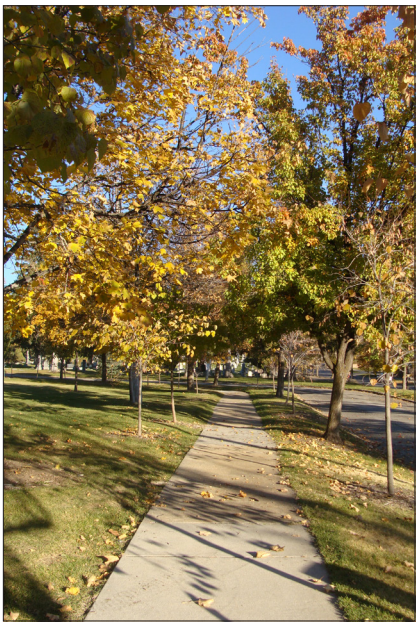
Context & Character

A variety of site features are characteristic of early Salt Lake City residential neighborhoods. A house is usually appreciated in its immediate street setting. Individual sites and gardens may share common characteristics which help to define community character.

Fences were popular and often defined property boundaries; masonry walls were used to retain steep hillsides and various paving materials, particularly concrete and sandstone, were used for walkways. A variety of plantings, including trees, lawns and shrubbery also were seen. In a few cases, distinctive lawn ornaments or sculpture were introduced, or an irrigation ditch ran across a site. Each of these elements contributes to the historic character of a neighborhood. They also help to add the variety of scale, texture and materials associated with

Historic 4th Ave Stairs (photo: Landmark Design)

Historic Fencing at Brigham Young Grave (photo: Landmark Design)



Sidewalks and plantings at City Cemetery (photo: Landmark Design)

Replica of Historic Fencing at Kletting Park (photo: Landmark Design)

the streetscape, enriching community experience. Collectively these elements often help to establish the historic and architectural context.

Most residential properties have a progression of spaces leading from the public realm of the street, transitioning into a semi-public/semi-private area of the front yard, to perhaps a semi-private porch and ending with the building entry, and the private realm of the house. This progression may be extensive, and include a sidewalk area and then a yard with a walkway that leads to a porch. Or, it may be more compressed, such as a small stoop near the street edge. In each case there is a sense of progression from the public to the private realm, where visual continuity is apparent, contributing to the character of the street scene and context.

There is often a demarcation of the front yard with a low wood picket or decorative wrought and/or cast iron fence, which helps to maintain the visual continuity between the house and the street. Where a fence is higher or less "transparent", it will disrupt this relationship. Shrubs may also have been planted to define a fence line, sometimes in the form of a hedge. Again these tend to be more compatible where they retain some of the visual continuity between the street and the house.

Design Objective

Historic site features that survive should be retained, preserved or repaired when feasible. New site features should be compatible with the historic context and the character of the neighborhood.

General

1.1 Historically significant site features should be preserved.

- These may include historic retaining walls, irrigation ditches, gardens, driveways and walkways, as examples.

- Fences and street trees are also examples of original site features that should be retained whenever feasible.

- Civic maintenance and improvements should identify, recognize and retain important streetscape features such as sidewalks, parkways, planting strips, street trees and street lighting.

Vegetated Hillside at Lindsey Gardens (photo: Landmark Design)

Vegetated Medians (photo: Landmark Design)

Historic Fences

Originally, painted wood picket fences were used to enclose many front yards. The vertical slats were set apart, with spaces between, and the height was generally less than three feet. This combination of low height and semi-transparency helped to both identify individual sites and property, while retaining the visual relationship between gardens and the streetscape.

Wrought iron and wire fences were also used in early domestic landscapes. Cast iron and wrought iron added decorative detail and a sense of maturity to the design character of a neighborhood.

Where such fences survive, they should be retained. Often, however, original fences are missing. Replacement with a fence similar in character to that used historically is appropriate in such conditions.

Fencing, Gates & Plantings at Memory Grove Park (photo: Landmark Design)

Fencing Detail at Mt. Calvary Catholic Cemetery (photo: Landmark Design)

Historic Fencing Detail at Reservoir Park (photo: Landmark Design)

Historic photographs portray fence heights at a much lower level than we are used to seeing today. Lower fence heights should be considered to enclose a front yard, in keeping with historic patterns and to retain a sense of continuity along the street frontage.

1.2 An original fence should be retained

- Replace only those portions that are deteriorated beyond repair.

1.3 Use materials that appear similar to that of the original for a replacement fence.

- A painted wood picket fence is an appropriate replacement in many locations.
- A simple metal fence, similar to traditional "wrought iron" or wire, may also be considered.
- Review early examples nearby to identify appropriate design options.
- Fence components should be similar in scale to those seen historically in the neighborhood.

1.4 Design a replacement fence with a "transparent" quality, allowing views into the yard from the street.

- Avoid using a solid fence, with no spacing between the boards.
- Chain link and vinyl fencing are inappropriate as fence materials where they would be visible from the street.

1.5 Consider "transparency" in the design of higher privacy fencing for the side yard of a corner property.

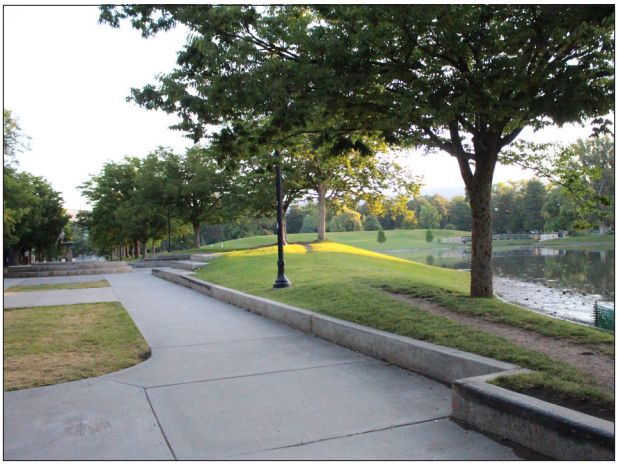
- This helps to maintain a sense of visual continuity.

- Locate a higher street-facing side fence behind the front facade.

Wall and Grading at Artesian Well Park (photo: Landmark Design)

Historic Grading

In some areas, steep topography dictated that building sites be sloped. Portions of the Capitol Hill, University and Avenues Historic Districts are examples. Yards typically incline steeply in these locations, reflecting the original topography. Elsewhere, in the Avenues and South Temple for example, the grading is often more gentle, providing a unifying visual coherence to the streetscape. In these locations, the historic grading pattern is an important characteristic that should be retained.



Walls and Grading at Liberty Park (photo: Landmark Design)

Modifying historic slope conditions as seen from the street, can negatively affect the historic character of an individual site and also its context. For example, excavating a hillside to create a flat building site, or cutting the hill into a series of stepped terraces could detract from the historic character. In some parts of the city, such modifications about, particularly in the back yard. Because altering the historic slope in the back yard has less impact on the historic character of the site, more flexibility may be appropriate for these locations.

1.6 The historic grading pattern and design of the site should be preserved.

- In general altering the overall appearance of

Example of Masonry Retaining Wall
(photo: www.livingstonemasons.com)

Brick Retaining Wall at Artesian Well Park
(photo: Landmark Design)

the historic grading is inappropriate.

- Where change is considered, it should be subordinate to the overall historic grading character.

- Avoid leveling front gardens and introducing retaining walls where this disrupts the established pattern. Stone retaining walls were often used in neighborhoods where steep slopes occurred. Many of these walls survive and often are important character-defining features for individual properties and for the districts in which they are found. Some early concrete retaining walls also exist. These should be preserved. As retaining walls frequently align along the edges of sidewalks, they help establish a sense of visual continuity in the neighborhood.

Masonry Retaining Walls

These walls also may have distinct stone coursing and mortar characteristics. Some joints are deeply raked, with the mortar recessed, creating strong shadow lines. Others have mortar that is flush with the stone surface, while some have a bead that projects beyond the stone face. The bond, color and finish of the stone, as well as its mortar style, are distinctive features that contribute to the historic character of a neighborhood.

In some cases, the mortar may have eroded from the retaining wall. Such walls should be re-pointed, using a soft mortar mix that is similar in color, texture and design to the original (see also Chapter 9, Materials). On occasion, some stones are badly deteriorated or may even be missing. New

replacement stones should match the original as closely as possible when this occurs.

A new retaining wall will affect the character of the streetscape. This should be considered in its immediate and then broader context. Where a new retaining wall interrupts an established pattern of gradual grading of front lawns it will be less visually and historically appropriate.

1.7 The historic height of a retaining wall should be maintained wherever possible.

- Increasing the height of a wall to create a privacy screen is inappropriate.
- If a fence is needed for security, consider using a transparent wrought iron or wood picket design that is mounted on or just behind the top of the wall. This will preserve the wall, allow views into the yard and minimize the overall visual impact of the new fence.

1.8 The historic finish of a masonry retaining wall should be retained.

- If repointing is necessary, use a mortar mix that is similar to that used historically.
- Repoint using a joint profile that matches the original.
- Painting a historic masonry retaining wall, or covering it with stucco or other cementious coating, is usually inappropriate.

Masonry Retaining Wall at Silver Mini Park (photo: Landmark Design)

Masonry Retaining Wall at Riverside Park (photo: Landmark Design)

1.9 Retain and preserve the materials and construction pattern of a historic masonry retaining wall wherever possible.

- If portions of the wall are deteriorated, replace only those portions that are beyond repair.

- Replacement material should match the original in color, texture and finish, including the color of historic concrete.

- Masonry units of a size similar to that used historically should be employed.

- Respect the original bond and construction pattern of the stonework.

1.10 Consider a new retaining wall in the context of its immediate setting and the established relationship of landscaping within the streetscape.

- A new retaining wall should be avoided where it would disrupt a shared gentle grading between buildings and the street.

- Limit wall height to that defined as characteristic of the setting.

- Design a wall to reflect those found traditionally.

- Use materials that define the character within the immediate and broader setting.

Walkways & Sidewalks

Walkways often contribute a sense of visual continuity on a block and convey a "progression" of walking experiences along the street. This progression, comprised of spaces between the street and the house, begins with a walkway that leads from the

sidewalk; this is often in turn punctuated by a series of steps. Because many of the neighborhoods in Salt Lake City were plotted on a grid, this progression of spaces, coupled with landscape features such as fences and walls, is a common feature and greatly enhances the streetscape.

Often this pattern creates a shared rhythm of walkways and steps, helping to unify varied building scales and styles. New site work that alters the historic pattern of the block can negatively affect its visual continuity and coherence. The use of appropriate materials is a key factor in preserving the historic character and the relationship between a historic building, its neighbors and its context.

Historic sidewalks may have a variety of features which establish the age and character of a neighborhood, and which in turn enrich the experience of living there. Natural sandstone paving for example weathers to exhibit the bedding plane 'figuring' of the stone, enhancing the sense of time and maturity in the neighborhood.

1.11 Respect a common historic walkway pattern in form, design and materials wherever possible.

- Review the prevailing patterns in the immediate neighborhood.

- Design alterations or a new walkway to complement a traditional pattern.

1.12 Historic paving materials should be retained where these still occur.

- Early sandstone flagstones should be retained if in good condition, and carefully relaid if uneven.

- Replace any broken stones with matching material.

- Where it has been a tradition, consider the use of natural stone paving where streetscape improvements are considered.

- Stamped concrete is not a historic material or design in sidewalks and driveways.

Driveways

Historic driveways are characteristic of many neighborhoods in the city, frequently dating to the original construction of the house and site landscape. Driveways often retain their original paving materials, and may demarcate the original two wheel 'drive strips' in a different material. A historic driveway, both its design and materials, can contribute to the character of the immediate setting of the house and its wider context, adding to the sense of maturity of the neighborhood. Repair of a historic driveway is preferred to its complete replacement, wherever possible. If a new driveway is proposed, the use of drive strips may help to integrate this within its context, especially where it would replace existing grass.

1.13 A historic driveway should be retained and repaired wherever possible.

- The driveway layout in original materials should provide a basis from which to repair or replace.

- The 'drive strips' should be retained where these are a historic feature.

- A new driveway should be designed to avoid or minimize the loss of grass, established landscaping and mature trees.

Park Strips

In many historic neighborhoods in Salt Lake City, the streetscape contains park strips, which is the band of grass between the curb and the sidewalk. These may be planted with rows of street trees if the park strip is wide enough. This coupling of planting strips and street trees provides a rhythm along the block, as well as shade for pedestrians, and should be preserved. Often these spaces are creatively landscaped to reflect the adjacent yard, adding a sense of seasonal variety and landscape maturity to the streetscape.

Only if the park strip is less than 24" wide are impervious materials such as brick pavers, concrete pavers and concrete allowed. Refer to Chapter 21A.48 of the Salt Lake City Zoning Ordinance for information on the landscaping of park strips.

Landscaped Medians or Parkways

Medians (parkways) are large, linear grassed or treed strips that line the center of a street. Examples are found on 600 East in Central City, and on 1200 East and 200 South in the University district. They provide a unique historical landscape amenity and are often used as recreational or leisure spaces. They markedly enhance and unify the character of both the street and that part of the district. Where they are found, parkways add a unique character to the streetscape, and consequently should remain.

Where they have been removed, consider their reinstatement.

Planting Designs & Materials

While most historic plant materials have been replaced over time, some specimens survive, and in other situations, the traditional planting pattern has been retained, even if new plants have been installed. In the South Temple district, for example, mature street trees are an important historic element of this street. The trees create a border between the street and the buildings and are a character-defining feature of the boulevard and the district. If possible, such historic trees should be retained; if their removal is necessary then replacement trees should conform to the planting pattern of the existing trees.

1.14 Historically significant planting designs should be preserved.

- Preserve street trees which are established historic features.
- Maintain existing trees in such a setting that are in good condition.
- Replant with a species that is similar in character to that used historically if removal can't be avoided.
- Retain historic planting beds and landscape features as part of the established character of a neighborhood wherever possible.
- Replacement and pruning of street trees requires approval of the City's Urban Forester. http://www.slcgov.com/forestry

- Utah has a Heritage Tree List, administered by the Sovereign Lands and Forestry Division of the Utah State Natural Resources Department. Parties interested in finding out if a historic tree is located on their property or who are interested in listing a tree, should contact this agency.

Street Lighting

When new street lights are installed, they should be compatible with the neighborhood and with other elements of the streetscape. The design for street lighting should be subtle and unobtrusive. Often, photo archives can provide clarification of and inspiration for the design of a new street lighting system.

1.15 Historic street lighting contributes to the character of the district and should be retained.

- Adaptation to meet current standards of lighting and energy efficiency can often be achieved.

1.16 Design new street lighting as a subtle complement to the streetscape.

- Consider appearance and impact during both daytime and nighttime hours.

- Avoid damage to established features such as early stone paving.

Site Lighting

Lighting in the historic districts can affect the manner in which historic resources are interpreted at night. Lighting is therefore a design feature that is important in site planning. The approach to a

lighting scheme should consider lighting intensity, spillover into adjacent properties and fixture design. It should also consider the appreciation of the street at night as a visual composition, and the effect that excessive lighting of an individual building might have in this composition.

1.17 Minimize the visual impacts of site lighting.

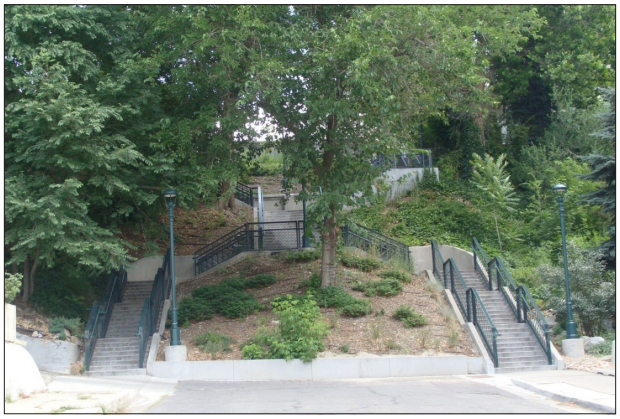
- Shield site lighting to avoid glare and spillover onto adjacent properties.
- Focus lighting on walks and entries, rather than up trees and facade planes.
- Lighting intensity and design should not draw undue attention to a particular property at the expense of the appreciation of the street composition.

Chapter 2. Topography

Topography is one of the key qualities that contributes to the feel of the landscape. Historic landscapes may be located on flat expanses typical of smaller sites and valley floor locations, or they may incorporate steep slopes, edges and terraces, both natural and introduced. Topography defines the ground plane, directly impacting the functional operation of the site and providing visual interest. The topographic conditions are closely related to the use of plant materials, pathways, stairs and walls, and can have significant bearing on how those features are applied.

Natural Topography

Salt Lake City is defined in large part by the mountains and foothills that define its eastern and northern edges, where the long-disappeared Lake Bonneville etched its receding shorelines into the steep slopes. As demonstrated in historic sites located in the history-rich Avenues district, steep



Historic Topography at 4th Avenue Stairs (photo: Landmark Design)

Large Grassy Slopes at Sugar House Park (photo

topography is usually mitigated and expressed through designs that maintain the steep slopes with limited terracing for high-activity areas.

In areas where the natural topography is flat, the historic site has often been designed to respect the natural slope, incorporating small hills and berms in some cases to help define edges and enhance destinations. Creek and river corridors feature their own unique topography, gradually flowing downhill with unique stream bank characteristics depending on the geology of the site. Such features were occasionally incorporated into the design of the site; however, just as often they were also buried and removed from view.

Man-made Topographic Features

Extensive modification of the natural landscape has taken place throughout Salt Lake City, including its historic landscapes. In many cases the original landform has been wholly altered, transforming steep slopes into terraced slopes or slopes that are flattened and stabilized with retaining walls. Conversely, the topography of many flat sites have been modified through the introduction of man-made hills and berms as part of creating outdoor rooms and interest. In several places the ground plane has been more gently graded and reshaped to accommodate specific uses and functions, such as trails, parking lots, artificial waterways and playing fields.

Historically Significant Topography Elements

shape, slope, elevation, aspect, contour, grade, regrading, terrace, erosion, drainage

General

2.1 Repair topography when possible.

- Do not destroy the shape, slope, elevation or contour of topography when repair is possible. For example, control drainage and grading to correct existing erosion problems.

- Using existing physical evidence of the form and composition to reproduce a deteriorated topographic feature.

- Stabilize slopes with hydro-seeding, vegetation, or other appropriate ground cover when restoring slopes.

2.2 Make it compatible when replacing deteriorated topographic features.

- When replacing deteriorated historic topography, it should be compatible with the shape, slope, elevation and contour of the historic topography. For example, do not change stepped terracing into a curved slope.

2.3 Research history when reconstructing a topographic feature.

- Use historical, pictorial and physical documentation to reconstruct a non-surviving topographic feature. Reconstructing topographic features that cannot be documented historically or for which inadequate documentation exists can create a false sense of history.

2.4 New Use

- Design new topographic features when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic landscape.

- Emulate existing surrounding landforms and natural drainage patterns. Avoid non-natural and artificial looking landforms when grading.

- New development should not alter the alignment of natural drainages or cause erosion by altering surface flow. Buildings and structures should be located sufficiently away from existing drainages to allow the drainages to run in their natural alignment.

Chapter 3. Vegetation

General Considerations

Vegetation is possibly the most elemental and diverse feature of the historic landscape. It can take many forms and express a range of attributes depending on its form, color and shape. Vegetation provides a range of sensory perceptions, can provide habitat, and be a source of food and medicine. It can provide shade and shelter, remove pollutants from the air and water, and slow storm runoff.

Trees

Trees are important historic resources. The loss of mature trees can change the historic landscape forever. Understanding and promoting proper care and maintenance is essential for ensuring historic trees meet their full potential and have the longest life possible.

Specimen Plants

While many historic plant materials have been replaced over time, some specimen plants may have survived. Conversely, the traditional planting pattern may have been retained even when the original plants have been replaced.

Tree Grouping at Riverside Park (photo: Landmark Design)

Plant Groupings

While most historic plant materials are likely to have been replaced over time, specific groupings may have survived. Typical examples include hedges, allees, fields and naturally-occurring plant communities. In other situations, the traditional planting patterns have been retained and replanted with new vegetation. For example, mature street trees are important elements of the South Temple Historic District. They provide a porous edge between the street and buildings and are essential character-defining features of the historic neighborhood. They are important as a grouping or assemblage that should be preserved and retained. Since removal of select trees will be necessary over time, the replacement trees should conform to the planting pattern, general characteristics and original species to the greatest degree possible.

Open Lawns and Fields

Open lawn areas and fields are often the most dominant areas of historic landscapes in Salt Lake City. These are often the primary surface treatment, and important for defining the character of the site. Lawns and fields provide space for a range of activities, both programmed and un-programmed. They are normally mowed. On smaller sites, lawns and fields might consist of unmown grasses and groundcovers such as thyme. Open lawns and fields are often used for community events and festivals, as well as providing places for people to gather, recreate and relax.

Naturally-Occurring Plant Communities

Native plant communities help retain bio-diversity, provide habitat and serve as critical ecosystems. They also help distinguish the regional landscape. With the growth of the human population, the importance of maintaining native landscapes is a critical consideration when preserving and protecting historic landscapes.

Invasive Plant Materials

Invasive plants are those that are introduced outside their original range which cause harm in their new location. Because invasive plant materials are non-native, they often have no predators, competitors, or diseases to limit to their reproduction, and as a result they often spread rapidly. They can frequently displace native plant species, resulting in reduced biodiversity and impacting natural systems and habitat. The control of invasive plant species and the mitigation of their impacts should be an important consideration when modifying the historic landscape.

Historically Significant Vegetation Elements

Trees, shrubs, crops, meadows, planting beds, vines, ground covers, open lawns, fields, naturally-occurring plant communities, invasive plant materials.

General

3.1 Repair vegetation when possible.

- Do not replace or destroy vegetation when rejuvenation is possible. For example, removing a deformed or damaged plant when corrective pruning may be employed.

3.2 Replace deteriorated vegetation features.

- Replace in-kind a single plant or an entire plant grouping when the vegetation is too deteriorated or damaged to be saved. For example, do not replace a large mature, declining canopy tree with a dwarf ornamental flowering tree.

- Do not replace vegetation that is beyond repair with new material when the historic plant is available.

- Plan for the replacement of mature trees that decline due to age or are lost to disease or natural disaster.

- Document vegetation from other periods prior to its alteration or removal.

3.3 Replace deteriorated vegetation features with compatible substitute materials when the original is not technically, economically, or environmentally feasible.

- When replacing a deteriorated historic tree, replace it with a disease resistant tree of similar type, form, shape and scale.

- Selection and use of vegetation for new or restored planting should adopt sustainable maintenance practices. The need for irrigation or high maintenance should be minimized or avoided.

3.4 Reconstructing a vegetation feature.

- Reconstruct a non-surviving vegetation feature to depict the documented historic appearance.

3.5 Designing new vegetation features.

- The design of new vegetation features should be compatible with existing/historic vegetation.

- Introduce new vegetation feature in an appropriate location, which is visually compatible in terms of its habit, form, color, texture, bloom, fruit, fragrance, scale or context. For example, do not introduce exotic species in a landscape that was historically comprised of indigenous plants.

- Planting design should recognize the ultimate height and spread (among other characteristics) of the mature plants. Care should be taken that they will not obscure views that need to be preserved when they mature.

3.6 Ensure that no invasive plant materials are used in the historic landscape and that existing invasive plants be removed.

- Prevent the introduction and reduce the spread of invasive species on historic sites by ensuring new plants are not on local or state invasive species lists.

- Create and implement a control and removal plan for existing invasive plant species.

- Promote the use of native or adapted regionally-appropriate plant materials.

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Chapter 4. Circulation

Circulation systems define the travel and spatial network within a site. Typical circulation features include roads, driveways, parking lots, trails, sidewalks, pathways, and similar elements. Circulation elements are characterized by their function, width, materials, alignment, and topographic relationship.

Roads, Driveways, and Parking Areas

Historic roads, driveways and parking areas are defining characteristics of many historic neighborhoods. They often date to the original construction of the site or city layout, yet tend to be modified and changed over time. Historic driveways tend to be smaller and constructed in a manner that treads lightly on the site.

Primary Circulation in Sugar House Park (photo: Landmark Design)

Walls and Sidewalk Entrance at Fairmont Park (photo: Landmark Design)

Bonneville Shoreline Trail (photo: Landmark Design)

Multi-Purpose Trail in Parley's Historic Nature Park (photo: Landmark Design)

Trails, Walkways, & Paths

In addition to providing a critical circulation role in the historic landscape, trails, walkways and paths contribute a sense of visual continuity, unifying structures and spaces of multiple scales and sizes. They can also convey a "progression" of walking experiences. The use of appropriate materials is a key factor in preserving the historic character of these features. Historic trails, walkways and paths can help establish the age and character of a neighborhood, which in turn enrich the experience. The use of appropriate historic materials can enhance the experience of using trails, walkways and paths in historic settings.

Historically Significant Circulation Elements

small paths, walks, trails, roads, driveways, parking areas

General

4.1 Repair circulation features when possible.

- Do not replace or destroy circulation features when repair is possible. For example, salvage and reuse historic stone walks when possible.

- Maintain the alignment and width of a historic corridor whenever possible.

4.2 Replacing deteriorated circulation features.

- Replace deteriorated circulation features in-kind. For example, replace decayed timber edging along a historic trail route with a similar material.

- Maintain the maximum number of

original bridges as possible. Considering rehabilitation or reuse of vehicular bridges as pedestrian bridges.

4.3 Replace deteriorated circulation features with a compatible substitute material when material is not technically, economically, or environmentally feasible.

- When using a substitute material make sure to convey the appearance of the cultural landscape. For example, replacing a worn cinder path with a new material that matches the old in composition, design, color and texture.

4.4 Reconstructing or adding to an existing circulation feature.

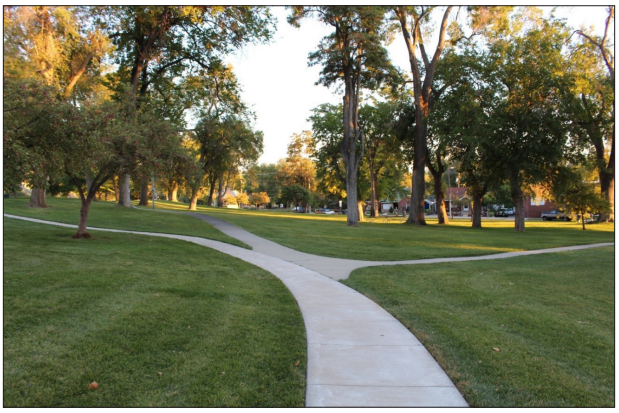
- Reconstructing a non-surviving circulation feature to depict the documented historic appearance.

- Use compatible material and treatment of material when reconstructing or adding a circulation feature such as color of concrete, stone, or concrete finish.

4.5 Designing new circulation features.

- Locate a new circulation feature in such a way that it does not detract from or alter the historic circulation patterns. For example, do not install a new bike path when an existing historic path can accommodate the new use.

- Make new circulation feature visually compatible in terms of its alignment, surface treatment, width, edge treatment, grade, materials or infrastructure. For example, install a new parking lot in a non-significant



Pedestrian Circulation in Warm Springs Park (photo: Landmark Design)

location, and use pave materials and patterns which are consistent with the landscape's historic character.

- The design and alignment of new roads or trails should respond to natural conditions and features, such as topography, boulders, healthy trees, and drainages so as to remain subdominant to the landscape.

- Avoid placing parking in designated view corridors. Low shrub planting not exceeding 4 to 6 feet in height, or larger trees adequately spaced can mitigate the visual impact of automobiles while allowing for scenic views.

- Carefully consider the character and pattern of the historic pedestrian network before proposing any modification. Review the prevailing patterns in their context and make appropriate alterations to circulation elements that complement the traditional pattern.

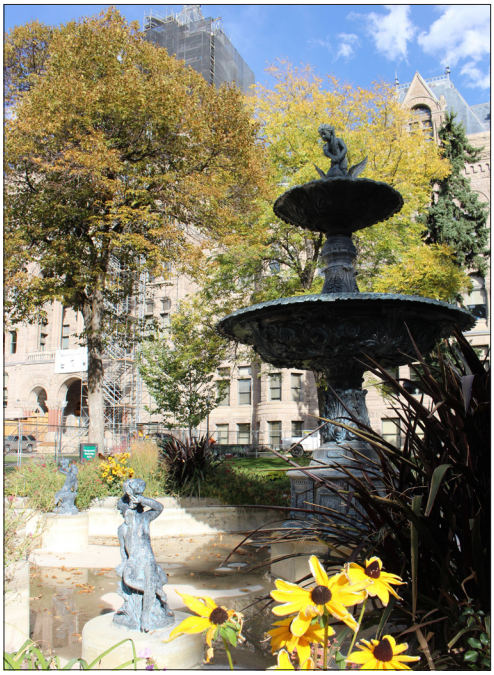
Chapter 5. Water Features

Water is often one of the most attractive features in a historic landscape. It tends to attract people and encourages them to engage and interact. Parks often include natural streams or creeks, in addition to natural ponds and detention basins, which often support site-specific habitat and recreation functions. Water is also used as a sculptural or design element in fountains and water features.

Natural Ponds, Lakes, & Streams

These include the seven streams that flow through Salt Lake Valley and into the Jordan River, and the Jordan River itself, as well as various smaller creeks, canals, lakes and ponds that are naturally impounded along their courses.

Red Butte Creek at Miller Park (photo: Landmark Design)



Historic Cast Iron Fountain at Washington Square (photo: Landmark Design)

Parley's Creek at Parley's Historic Nature Park (photo: Landmark Design)

Pong at Nibley Park Golf Course (photo: Landmark Design)

Pond at Fairmont Park (photo: Landmark Design)

Artificial Ponds, Lakes, & Streams

These include water features that may have an important water quality or storm water management function, or were constructed as a key feature in a historic park and public space. They often have high recreational value.

Pools, Fountains, & Cascades

These include water features constructed as an integral part of a historic public park or space, including, plazas, sculptures, or special features.

Aqueducts, Canals & Ditches

Canals and aqueducts are part of the Salt Lake Valley establishment story. Initiated at the beginning of settlement in the Valley, they are still used extensively for traditional irrigation purposes, and remain an integral part of water conveyance systems that bring irrigation water to various residential, industrial, and municipal systems. Irrigation canals provide often serve as excellent corridors for public trails.

Historically Significant Water Feature Elements

ponds, pools, fountains, cascades, canals, ditches, lakes, streams, aqueducts, ditches

General

5.1 Repair water features when possible.

- Do not replace or remove features or systems when repair is possible. For example, repair water features by reinforcing materials or augmenting mechanical systems.

- Do not destroy the shape, slope, elevation or contour of topography when repair is possible.

5.2 Make it compatible when replacing deteriorated water features.

- When replacing a water feature is necessary, replace it with a new feature that conveys the same visual appearance. For example, replacing a single orifice nozzle with a spray nozzle, thus changing the fountain's historic character from a singular stem of water to a mist-like stream. Or, channeling a natural stream into a culverted pipe.

5.3 Designing new water features.

- When introducing a new water feature, make sure the new design is compatible with the historic character of the landscape. For example, do not install a "period" fountain where one never existed.

- When introducing a new water feature make sure it is in an appropriate location, and is visually compatible in terms of its shape,

Waterway at Fairmont Park (photo: Landmark Design)

Fountain at Dinwoodey Plaza (photo: Landmark Design)

Spring at Artesian Well Pocket Park (photo: Landmark Design)

Historic Aqueduct at Parley's Historic Nature Park (photo: Landmark Design)

edge, and bottom condition/material; or water level, movement, sound, and reflective quality. For example, introducing a wading pool in a non-significant space, utilizing traditional materials and colors.

5.4 Reconstructing water features.

- When reconstructing a non-surviving water feature to depict the documented historic appearance using traditional materials are preferable, substitute materials may be used as long as they recreate the historical appearance.

- If streams have been diverted into underground pipes and structures, ensure that they are brought back to the surface whenever possible. If this is not possible, the flow of these facilities should be recognized through the use of signage, interpretation or similar measures.

Chapter 6. Structures

Structures

Landscape structures are non-habitable, man-made features. They include outbuildings such as maintenance buildings, sheds, pump houses, and greenhouses, and normally contribute to the character of a site. Pavilions, arbors, trellises and gazebos are also addressed here, providing shelter and serving as gathering places or focal points.

Historically Significant Structure Elements

buildings, outbuildings such as maintenance buildings, sheds, pump houses, and greenhouses, pavilions, arbors, trellises, & gazebos

Historic Lime Kilns along Bonneville Shoreline Trail (photo: Landmark Design)

Trailhead Kiosk at Bonneville Shoreline Trail (photo: Landmark Design)

Restroom and Shelter at Bonneville Golf Course (photo: Landmark Design)

Stone and Timber Pavilion at Riverside Park (photo: Landmark Design)

Small Pavilions at Riverside Park (photo: Landmark Design)

6.1 Repair when possible

- Repair when possible instead of replacing or destroying a historic structure.

6.2 Make it compatible when replacing deteriorated features

- When replacing a deteriorated structure with a new feature make sure that it conveys the same visual appearance. Be careful to not recreate a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

6.3 When removing Existing Features from Other Historic Periods is necessary

- Document structures with photographs and other means from other periods prior to the alteration or removal.

6.4 Reconstruction

- Depict the documented historic appearance when reconstructing a non-surviving structure.

6.5 Designing a new structure

- Be careful not to locate any new structure in such a way that it detracts from or alters the historic character of the landscape. For example, installing a "period" gazebo that was never present in the cultural landscape.

- When introducing a new structure in an appropriate location, make it visually compatible in mass, scale, form, features, materials, texture or color.

- Use signs or interpretive markers to identify the building as a contemporary re-creation if necessary.

- In open field areas, small buildings should minimize visual intrusion and blend with the natural setting. They can be easily located around natural features such as trees in order to minimize their visual impact in the landscape.

- Functional and convenience equipment such as utility boxes, etc. should be integrated into the design of existing buildings when possible and should not be freestanding.

- The size of a building should not overwhelm its immediate natural setting.

Restrooms at Jordan Park (photo: Landmark Design)

Restrooms at Riverside Park (photo: Landmark Design)

Rose Garden Entry at Sugar House Park (photo: Landmark Design)

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Chapter 7. Site Elements

The list of site elements is extensive, typically including walls, fences, gates, stairways, bridges, and specialty features. Site elements typically have a limited life-span, which results in the need for regular replacement.

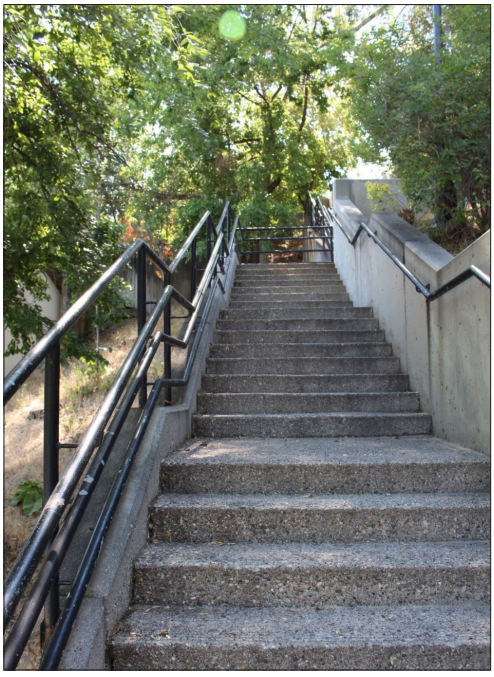
Historically Significant Site Elements

walls, fences, gates, stairways, bridges, and specialty features, outdoor fireplaces, lighting, sculptures & other public art, monuments, memorials, & signage

Stairways

Stairways may be a small component in a large site, and the central focus in others. In some cases, stairways help bridge the gap between the base and vertical planes, becoming important components of both. Concrete is often the major material used in construction, but is sometimes combined with stone.

Fencing at Silver Mini Park (photo: Landmark Design)



4th Avenue Stairs (photo: Landmark Design)

Stone Bridge at Miller Park (photo: Landmark Design)

Wood Bridge at Parley's Historic Nature Park (photo: Landmark Design)

Outdoor Fireplace at Bonneville Glen (photo: Landmark Design)

Bridges

Bridges range from simple, functional structures connecting pedestrians and vehicles systems across waterways or steep drops in topography. They can also incorporate elegantly designed structures and serve as focal points for the site. Materials vary widely depending on the era of construction and the original purpose.

Outdoor Fireplaces

Outdoor fireplaces vary widely in design and materials depending on the time of construction and original intent. Common materials included concrete, brick, and stone.

Monuments, Memorials, & Signage

Monuments, memorials, and signage help preserve the connection of current generations to past events and people. Sometimes these may be more interpretive in nature, other times they may be simple memorials with a name and date (*See design guidelines for signs*).

7.1 Repair when possible.

- Repair when possible instead of replacing or destroying a site element. For example, do not remove a non-working historic light fixture, rather than rewiring it.

7.2 Make it compatible when replacing deteriorated features.

- Use existing physical evidence of form, material and detailing to reproduce a deteriorated site element.

- When replacing a deteriorated site element with a new feature make sure that it conveys the same visual appearance. For example, when removing a wooden rustic footbridge do not replace it with a concrete bridge.

Outdoor Fireplace and Fire Pit at Fairmont Park (photo: Landmark Design)

Be careful to not recreate a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

7.3 Designing a new site element

- When introducing a new site element in an appropriate location, make it visually compatible in mass, scale, form, features, materials, texture or color.

Fencing at Brigham Young Grave (photo: Landmark Design)

7.4 When removing Existing Features from Other Historic Periods is necessary

- Document the site elements from other periods prior to their alteration or removal.

7.5 Reconstruction

- Depict the documented historic appearance when reconstructing a non-surviving a site element. Although traditional materials such as masonry, wood, and architectural metals are preferable, substitute materials may be used as long as they recreate the historical appearance. For example, recreating a stone

Stone Wall, Reservoir Park (photo: Landmark Design)

Decorate Fencing at Dinwoodey Plaza
(photo: Landmark Design)

Brick-Walled Plaza at Artesian Well Pocket Park
(photo: Landmark Design)

perimeter wall using a poured concrete core and stone facing.

Fences, Walls, & Gates

Painted wood picket fences were the norm when Salt Lake City was established, delineating the outer edge of historic sites in addition to the spaces within. The combination of low height and semi-transparency helped to both identify individual sites and property, while retaining the visual relationship between gardens and the streetscape.

Wrought iron, cast iron, and wire fences were also used in early domestic and public landscapes. Early cast iron and wrought iron frequently add decorative detail and a sense of maturity to historic landscapes.

In situations where original fences and walls survive, they should be retained and preserved. Unfortunately, the original fences or gates are often missing. Reconstruction of fences or gates similar in character to that used historically is appropriate in such conditions. In some cases, concrete, sandstone, or cobblestone retaining walls were used in landscapes where steep slopes occurred. Many of these walls survive, often serving as character-defining features in a landscape. These walls should be retained and preserved.

Historic walls typically have distinct stone coursing or mortar characteristics. Some joints are deeply raked, with the mortar recessed, creating strong shadow lines. Others have mortar that is flush with the stone surface, while some have a bead that projects beyond the stone face. The bond, color,

and finish of the stone, as well as the mortar style are distinctive features that contribute to the historic character of a site.

7.6 The characteristics, intent, materials and construction pattern of historically significant site elements should be maintained whenever possible.

- If a fence is needed for security, consider using a transparent wrought iron or wood picket design that is mounted on or just behind the top of the wall. This will preserve the wall, allow views into the site and minimize the overall visual impact of the new fence.

- Repoint using a joint profile that matches the original.

- Painting a historic masonry retaining wall, or covering it with stucco or other cementitious coating, is usually inappropriate.

- Replace only those portions that are deteriorated beyond repair.

- Use masonry units of a similar size to those used historically.

- Respect the original bond and construction pattern of the work.

7.7 Consider a new retaining wall in the context of its immediate setting and the established relationship of landscaping with the site and surrounding neighborhood

Timber Retaining Wall at Lindsey Gardens (photo: Landmark Design)

Concrete Wall at Reservoir Park (photo: Landmark Design)

Brick and Steel Details at Dinwoodey Plaza (photo: Landmark Design)

Stone and Concrete Stairways at Lindsey Gardens (photo: Landmark Design)

4th Avenue Stairs (photo: Landmark Design)

Bridge at Bonneville Golf Course (photo: Landmark Design)

- A new retaining wall should be avoided where it interrupts an established pattern of grading. Unless there are erosion, storm drainage issues. A retaining wall may also be necessary to protect some other historic feature.

- Limit wall height to that defined as characteristic of the setting.

- Design the wall to respect those traditionally found on the site. New walls should be similar in materials and height to other walls found on the site.

- Use materials that respect the character of the site and its surroundings.

Lighting

Lighting in historic landscapes can affect the manner in which the resource is perceived at night. When developing an effective lighting scheme, the context of the site, the surrounding streets and neighborhood, lighting intensity, spillover onto adjacent properties, and fixture design should all be carefully considered. Site qualities should also be analyzed in order to assess the visual composition of the lighting design. Appropriate lighting should be subtle and unobtrusive while meeting the safety

requirements of the historic site. Often, photographic archives can provide inspiration for the design of a new site lighting system.

7.8 The historic qualities of the lighting system should be retained to the greatest degree possible.

- Adaptations of historic lighting should be made in order to maintain lighting standards and achieve energy efficiency.

7.9 Design new street lighting as a subtle complement to the streetscape.

7.10 Minimize the visual impacts of site lighting.

- Shield lights to avoid glare and spillover onto adjacent properties.

- Focus lighting on walks and entries, rather than up lighting trees and on building facades.

Sculptures & Other Public Art

Sculptures and public art are often important elements of public spaces, sometimes helping to define a historic site or landscape. Examples of public art include free-standing sculptures, or features that are integrated into the design as integral features.

7.11 Respect original art placement.

- Consider incorporating signage or plaques to educate the public on the artist and origin of the art.

Outdoor Fireplace Patio at Sugar House Park (photo: Landmark Design)

Outdoor Fireplace at Jordan Park (photo: Landmark Design)

Playgrounds, Sports Courts, & Sports Fields

When playgrounds, sports courts, and sports fields are historic, they are often unsafe and inappropriate for continued use. The most important criteria for

determining the appropriateness of these features is related to the assurance that they meet safety standards. These features should be regularly upgraded as design standards and codes evolve over time.

7.12 Honor the historically significant playgrounds, sports courts and sports fields of each historic site.

- When playgrounds, sports courts and sports fields are replaced, they should pay tribute to the original design intent through the use of similar materials and design motifs.

Chapter 8. Site Furnishings

Site furnishings in public spaces and parks offer not only functional but decorative value. Although often small in scale, furnishings add fine details in beauty, interest and character. The age, quantity, material and distribution in historic parks and public spaces in Salt Lake City vary from site to site, traced back to original craftsmanship works-of-art produced in the valley to other times bulk catalog-ordered pieces shipped in from out-of-state. Furnishings are volatile in nature, often easily removed, lost or damaged to vandals or wear over time; or relocated to another setting and displaced. In Salt Lake City, the diversity of site furnishings is broad.

The following are examples of typical site furnishings that will be addressed when designing or modifying a historic landscape.

Benches and Trash Receptacle at First Encampment Park (photo: Landmark Design)

Stone Drinking Fountain at 10th East Tennis Courts Victory Park (photo: Landmark Design)

Metal Benches at Fairmont Park (photo: Landmark Design)


Wood and Cast Iron Bench at 10th East Tennis Courts Victory Park (photo: Landmark Design)


Stone Benches at Sugar House Park (photo: Landmark Design)

Benches and Seating

Benches are one of the most notable site furnishings in a historic landscape. In addition to providing a lace to sit, benches and seats have aesthetic visual value as well as a tactile experience. They are one of the more common park features that are used to honor historical persons, events or places through dedicatory elements.

Trash Receptacles

Trash receptacles are probably one of the most common and utilized furnishings in the historic landscape. They often are over-looked until needed.

Drinking Fountains

Drinking fountains are a pervasive furnishing in most historic sites, although the placement, style and materials vary. Many of the older drinking fountains in Salt Lake City are constructed with concrete and stone, although they typically do not function well or meet accessibility standards. Contemporary models are typically formed in aluminum or steel, powder coated, providing accessible basins and dog watering stations as well.

Bollards & Flagpoles

Bollards and flagpoles tend to be subtle in appearance or absent in most historic park and public spaces. The use of bollards and similar features as deterrents has emerged as a concern in recent years, with mitigating actions possible depending on the specific need and context of the landscape.

Planters & Urns

Planters and urns have high aesthetic, visual and sensual value in historic parks and public spaces. The placement, style and materials vary from site to site. Many of the older planters and urns are constructed of stone such as granite and have lasted considerably well through time. Modern examples include concrete, clay and recycled plastics. The visual interest of planters and urns change seasonally and are highly valued.

Concrete Urn at Lindsay Gardens (photo: Landmark Design)

Tree Grates & Tree Protectors

Tree grates and tree protectors contribute to the character of both the base and vertical planes. They are typically constructed of aluminum and steel that matches the benches or trash receptacles on a site.

8.1 Repair when possible.

- Repair when possible instead of replacing or destroying site furnishings. For example, do not replace a wood slat with a recycled plastic one in a historic bench.


Stone Drinking Fountain at Bonneville Golf Course (photo: Landmark Design)

8.2 Make it compatible when replacing deteriorated features.

- Use existing physical evidence of form, material and detailing to reproduce a deteriorated site furnishing. For example, replacing a cast stone bench with a new casting from the original mold.

- If using the same kind of material is not technically, economically, or environmentally feasible, then a compatible substitute material may be considered.


Example of Tree Protector and Tree Grate (photo: www.broxap.com)

Example of Cast Iron Bollards (photo: www.furnitubes.com)

Flagpole at Fairmont Park (photo: Landmark Design)

Metal Bike Rack at Gallagher Park (photo: Landmark Design)

Be careful to not recreate a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

8.3 Designing for new site furnishings.

- Be careful not to locate any new site furnishing in such a way that it detracts from or alters the historic character of the landscape.

8.4 When removing Existing Features from Other Historic Periods is necessary.

- Document site furnishings from other periods prior to their alteration or removal.

8.5 Reconstruction.

- Depict the documented historic appearance when reconstructing a non-surviving site furnishing.

8.6 Honor the historically significant benches, seating, trash receptacles, drinking fountains, bollards, flagpoles, planters, urns, tree grates, and tree protectors of each historic site.

- Site furnishings that include plaques recognizing a historical figure, event or place should be consistent in placement and styling throughout a given site.
- When new site furnishings are required, they should be designed and selected in a manner that is sympathetic to the original design. The material and styling selected of site furnishings should complement, not compete with the original historic design, placement and intent.

Chapter 9. Materials

The materials used in a public spaces and parks are critical for maintaining the qualities that distinguish historic landscapes and sites. The range of materials is extensive, from organic, raw handcrafted materials of the past to machine-engineered, synthetic and recycled materials of the existing era. The following are examples of common materials used in historic Salt Lake City settings.

Adobe, Mud & Clay

Early techniques used in the construction of buildings and walls involved the mixing together of organic materials such as straw, hay and sticks with mud and clay to form adobe -like structures and walls. A local example is the original city fort that was constructed at Pioneer Park in 1847, and the Great Wall that was intended to enclose the city. While only six out of the sixteen-mile-long, ten-feet

Stone and Mortar Walls at Bonneville Golf Course (photo: Landmark Design)

(South Temple Local Historic District Park Strips - Siri Vlasic, 7/24/15).

Metal Bench at Memory Grove (photo: Landmark Design)

Concrete Game Table at Liberty Park (photo: Landmark Design)

Stone Pavers and Concrete Paving at Pioneer Park (photo: Landmark Design)

high adobe wall was realized, the wall eventually fell into disrepair and none of it remains today.

Wood

Wood is another material used early on with construction of buildings, bridges, walls, fences, play structures, rowboats and stairs for example.

Traditional Stonework: Brick, Cobble, Granite, Flagstone, Sandstone & Limestone

Stone was a common landscape material used early on with construction of site structures, buildings, bridges, walls, fences, walkways, monuments, urns and stairs for example. Often extracted from one of the eight nearby canyons in the Salt Lake Valley including City Creek, Emigration, Little and Big Cottonwood, Millcreek, Parley's, Butterfield or Bingham, stone is an authentic material which can provide a level of permanence and craftsmanship to the historic landscape.

Traditional Metals: Wrought & Cast Iron

Traditional metals such as wrought and cast iron are other types of material traditionally used for historic fences and gates in public and private sites and settings. These were often hand-crafted, lending a "one-of-a-kind" and timeless appeal to the sites. These features typically played a functional as well as an aesthetic role.

Contemporary Materials: Concrete, Steel & Aluminum, Plastics, Fiberglass & Recycled

Through the use of relative modern-day scientific discovery and technology, the advancement of composite materials such as concrete (primarily for paved surfaces but also for structures and walls), steel and aluminum have opened opportunities for more expressive shapes, sizes and designs.

These materials are typically durable and versatile, lending strength when applied to structures, buildings, walkways, walls, play structures and site furnishings. The quality and range of styles is extensive, making the selection of appropriate replacements and additions quite challenging.

9.1 Repair when possible.

- Repairs will also generally include the limited replacement in-kind or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes, such as roof features, windows, bollards and signage.

9.2 Make it compatible when replacing deteriorated features

- If using the same kind of material is not technically, economically, or environmentally feasible, then a compatible substitute material may be considered.

- When replacing a deteriorated structure, furnishing or object with a new feature make sure that it conveys the same visual appearance. For example, when removing a

Sone and Concrete Lined Stream at Fairmont Park (photo: Landmark Design)

Steel Bench at Silver Mini Park (photo: Landmark Design)

Stone and Concrete Monument at Warm Springs Park (photo: Landmark Design)

Brick Pathway at Heber C. Kimball Grave (photo: Landmark Design)

wooden rustic footbridge do not replace it with a concrete bridge.

9.3 Reconstruction.

- Reconstructing a non-surviving structure, furnishing or object to depict the documented historic appearance. Although traditional materials such as masonry, wood, and architectural metals are preferable, substitute materials may be used as long as they recreate the historical appearance. For example, recreating a stone perimeter wall using a poured concrete core and stone facing.

- Avoid using imitation of natural materials, such as concrete made to look like stone, or plastic wood with simulated grain.

9.4 New materials should match that of the original for reconstructed landscape structures.

- The bond, color, and finish of the stone, as well as the mortar style are distinctive features that should be preserved when restoring a stone wall.

- Non-traditional fencing materials such as vinyl or TREX should not be used on a historic site either as a replacement or for a new fence.

9.5 Honor the historically significant material of each historic site.

- Since adobe is organic in nature and susceptible to deterioration, it should be avoided as a permanent, long-term building material solution.

- When appropriate, adobe, wood, stone,

or metal may be appropriate to use as an illustration of a past notion, intent or use in a landscape.

- Some materials are susceptible to rapid deterioration. Means to lengthen the lifespan should be attempted; however, if the material is beyond repair and the means of reflective craftsmanship is unattainable to replicate, quality recyclable-like materials or other synthetic replications upon review are acceptable. Care should be taken to avoid the use of toxic coatings and treatments, particularly when in proximity to playgrounds and other areas frequented by children.

- Early sandstone flags should be retained, and carefully re-laid if uneven. Replace any broken stones with matching material.

- Where it is a traditional material, consider the use of natural stone as part the design of streets and streetscapes.

- Stamped concrete is not a historic material or design in trails, walkways and paths and should not be used in historic landscapes and settings.

9.6 The integration and use of contemporary materials should be applied judiciously and sensitively when utilized in historic sites and settings.

- Materials should complement, not compete with the original historic design and intent.
- When possible, the use of recyclable, sustainable materials should be explored when utilizing contemporary materials in historic landscapes.

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